



MINUTES

SELECT BOARD

01/12/2021

Present: Select Board Member Bernard W. Greene, Select Board Member Nancy S. Heller, Select Board Member Raul Fernandez, Select Board Member John VanScoyoc

5:00 pm Recorded virtual meeting via the Zoom platform

OPEN SESSION

Question of entering into Executive Session for the reasons stated in items 2 and 3.

Chair Greene declared that the board shall enter into executive session to discuss strategy with respect to collective bargaining or litigation because an open meeting may have a detrimental effect on the bargaining or litigating position of the public body.

On motion it was,

Voted to enter into executive session

Aye: Bernard Greene, Nancy Heller, Heather Hamilton, Raul Fernandez, John VanScoyoc

The board will reconvene in open session.

EXECUTIVE SESSION - COLLECTIVE BARGAINING

For the purpose of discussing strategy related to collective bargaining with the Fire Union.

EXECUTIVE SESSION - EXECUTIVE SESSION MINUTES

Question of approving the Executive Session minutes from January 5, 2020.

ANNOUNCEMENTS/UPDATES

Chair Greene: STATEMENT TO INSERT HERE:

Board member Fernandez:

I want to take a few moments to discuss last week's attack on our US Capitol and what it means for us here in Brookline.

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Like many of you, I watched in horror as a Trump-inspired mob including known white supremacist groups broke into and ransacked our Capitol, putting members of Congress, Congressional employees, and the Vice President in harm's way.

It's clear that they were able to accomplish this with the tacit support of at least some Capitol Police officers, who literally removed barriers to allow the intruders entry, as well as their leadership who failed to properly secure the people's house.

Meanwhile, many of their fellow officers fought bravely, in literal hand to hand combat with those who claim to be their biggest supporters.

Perhaps the bravest of all were the Black officers who endured racial slurs while putting their lives on the line, even as some of their fellow officers took selfies with the mob.

One of those Black officers recounted the events of the day with BuzzFeed News. I'd like to share some of that piece and his thoughts now:

At the end of the night, after the crowds had been dispersed and Congress got back to the business of certifying president-elect Joe Biden's victory, the veteran officer was overwhelmed with emotion, and broke down in the Rotunda.

"I sat down with one of my buddies, another Black guy, and tears just started streaming down my face," he said. "I said, '██████████? Is this America? What the ██████████ happened? I'm so sick and tired of this ██████████'"

Soon he was screaming, so that everyone in the Rotunda, including his white colleagues, could hear what he had just gone through.

"These are racist-ass terrorists," he yelled out.

In the seven years since Black Lives Matter has become a rallying cry, the image of a white cop deciding how and when to enforce law and order has become ubiquitous. On Wednesday, Americans saw something different, as Black officers tried to do the same, as they attempted to protect the very heart of American democracy. And instead of being honored by the supporters of a man who likes to call himself the "law and order" president, Black Capitol officers found themselves under attack.

"I got called a ██████████ 15 times today," the veteran officer shouted in the Rotunda to no one in particular. "Trump did this and we got all of ██████████ people in our department that voted for him. How the ██████████ can you support him?"

"I cried for about 15 minutes and I just let it out."

It's become cliché to note the difference between how unarmed Black protesters and armed white protesters are treated by police officers. We needn't look any further back than April 30 of 2020, when a mob of openly gun-toting Trump loyalists illegally entered the Michigan State House, allowed to do so with the tacit support of their Capitol police.

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This type of unequal treatment has to be called out for what it is: Racism.

Some including our own Governor have tried to draw an equivalency between those in the Movement for Black Lives and those who ransacked the Capitol. Well, let me say this clearly. Governor Baker, there is no equivalency between those fighting for racial equity and those who have cast their lots with white supremacists.

For me, the enduring images from Wednesday are the Trump banners streaming up the steps like a battle flag as the mob stormed our Capitol. They were flanked as usual by Confederate flags and white supremacist insignias – an image now so common that the Trump flag has become indistinguishable from those symbols of hate.

No one can still claim to support this president – who knowingly spread disinformation and incited an insurrection which killed a Capitol police officer and four of his own supporters – and somehow distance themselves from the mayhem we saw last week.

Those days are over.

My concern here in Brookline is that we have had supporters of the president in our community and on our police force – or at least we did prior to January 6.

I hope that support has vanished in the wake of these events, particularly among law enforcement, because anyone who still supports Trump today and walks the beat with a badge and a gun is a clear and present danger to the rest of us.

It's time to get back to a place where facts and science matter, and to move forward to a place where justice for those who have been denied it for far too long is our goal. It's time to put the Trump era in the history books, and unfortunately that won't be easy.

That's why I'm so sick and tired of politicians who say much and do little.

Condemning Trump and his sycophants is easy. Refocusing your policy priorities to reduce racial and other inequities – that's what real condemnation looks like.

So, instead of just condemning the insurrection at the Capitol, I'm urging Brookliners to join me in ensuring that statements like Black Lives Matter and Immigrants & Refugees are Welcome Here are reflected through our leadership and in our policymaking – that those statements actually mean something here in Brookline.

Thank you.

PUBLIC COMMENT

1. Ernest Adams, homeowner at 129 Center St. at the corner of Fuller and Centre streets spoke on the proposed Hebrew Senior Life project expansion in the neighborhood. He spoke on the scale and disruption to the neighborhood with a project of this size. Notably, the loss of sun and sky from the shadow effects.

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2. Beth Kates a resident of this block of Centre Street spoke in opposition of the proposed Hebrew Senior Life expansion. She noted that the Jameson house which is included in the development is an historic house. She spoke on the safety vehicles and delivery vehicles at these buildings, and the safety for the students and elderly.
Chair Greene added that this is the beginning of a long process.
3. Donelle O'Neal TMM4 added about the capital unrest last week saying that this starts at home, and we need to do more than just talk, we need to act on equality and equity. He asked when the cannabis ombudsman will be hired and that he continues to urge the removal of Lt. Cullinane from the marijuana liaison position. He added that the board needs to take some pressure off the Town Administrator and Deputy Town Administrator who he feels has a lot on their plate and that he is hearing residents are having a hard time contacting dept. heads.
4. Ade? Technical difficulties

Town Administrator Kleckner responded that the cannabis position is down to two finalists. He added that this is a challenging time to recruit in this climate. The Covid environment creates a lot of uncertainty and delays.

MISCELLANEOUS

Question of approving the meeting minutes from January 5, 2021.

On motion it was,

Voted to approve the minutes of January 5, 2021 as amended.

Aye: Bernard Greene, Nancy Heller, Heather Hamilton, Raul Fernandez, John VanScoyoc

AUTHORIZATION TO HIRE

Question of approving the authorization to hire for the position of Deputy Building Commissioner (T-12) in the Inspection Division of the Building Department.

On motion it was,

Voted to approve the authorization to hire for the position of Deputy Building Commissioner (T-12) in the Inspection Division of the Building Department.

Aye: Bernard Greene, Nancy Heller, Heather Hamilton, Raul Fernandez, John VanScoyoc

CALENDAR

REMOTE PARTICIPATION IN TOWN GOVERNMENT DISCUSSION

Presentation and consideration of a petition to study the ongoing use of remote participation in town government.

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Carolyn Thall reviewed their petition to study keeping the remote participation in town government. There is also some chatter to continue this for Town Meeting, which she understands is more complicated. This is a request to ask this board to form a committee to look at the options on how this practice can be continued and codified. There are two buckets here for review; Town Meeting and the day to day operations and boards and commissions to improve public access and participation.

Chair Greene responded that there are some open meeting laws that we need to abide by. The other issues we can address by policy; this board is in agreement of providing better access to public meetings, he is not sure we need a committee to go forward.

Jennifer Goldsmith added this current practice has worked and in formalizing this is a worthwhile pursuit, and not fall out of practice when things back to normal. She reviewed a survey that indicated 92% surveyed responded that they engaged in the same or more level of participation on government meetings. The younger age group indicated they are more engaged.

Vice Chair Hamilton asked if this is not codified by state law what is the ask tonight? This board is supportive, that is why we are doing a pilot on recorded meetings.

Kate Silbaugh responded that every organization will have to validate that accessibility is a higher priority and a good reason to have a uniform standard. Whatever the approach we should adopt transparency purposes that are legible for everybody. This committee would look at best practices. She added that when speaking with Framingham Mayor Spicer on the issues she learned many town meeting members experienced loneliness from not facing other town meeting members.

Board member Fernandez added that it appears that Town Meeting access is separate and apart from our oversight. We did have a successful virtual town meeting, and there was a committee to get there. We also have provisions on remote participation for meeting members. He is concerned that some committee members may never show up in person once the meetings get back to in person participation, which is not a good way to operate. Why not form a working group?

Chair Greene suggested that 1 or 2 select board members work with Devon Fields, Director of Administrative Services to come up with a policy. He suggested that the Moderator be approached to address the town meeting portion.

Ms. Goldsmith added she understands that Town Meeting may be a different model, but we need a platform to build on.

Ms. Silbaugh disagreed with board member Fernandez and feels that someone can be on a committee and not attend the meetings in person due to various restrictions.

Town Administrator Kleckner clarified that the state controls how cities and towns operate under the public meeting law. A law passed on limited remote access, to allow change to the open meeting law you need special legislation. The town has been making sure meetings are televised or streamed to participate remotely; we are interested in pursuing options.

Vice Chair Hamilton said we are putting the cart before the horse because we don't have the authority to do this. We can work with State Rep Vitolo to see if we can come up with a hybrid model.

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Chair Greene appointed Vice Chair Hamilton and board member VanScoyoc to come up with a written policy with staff member Ms. Fields.

BOARDS AND COMMISSIONS - INTERVIEWS

The following candidates for appointment/reappointment to Boards and Commissions will appear for interview:

Commission for Diversity, Inclusion, and Community Relations
Bishnu Tamang

Conservation Commission
Werner Lohe
Marian Lazar

Commission for Diversity, Inclusion, and Community Relations

Bishnu Tamang is from Nepal, a single mom attending business school. She moved to Brookline in 2009 and began working to support women of low income in Brookline. She spoke on the language barriers in Brookline and her work in community outreach leading an Asian speaking group. Ms. Tamang was a teacher in her home country and found it challenging not speaking the home language. She serves as a board member on Women Thriving Inc.

Conservation Commission

Werner Lohe is applying for reappointment. The commission's primary function is to administer the wetlands act. He has experience in environmental and development issues. Mr. Lohe serves as the Committee's representative to the Brookline Conservation land Trust, and the liaison to the Climate action Committee. Mr. Lohe has sponsored various warrant articles relating to fossil fuel free buildings.

Marian Lazar is applying for reappointment. She is committed to open spaces in Brookline, and has served on this commission for thirty years. She would like to continue her work on local sanctuaries. Ms. Lazar added that this work deals with regulations that many times results in a compromise to develop and grow the community while protecting what we have.

JOINT CONVENTION - LIBRARY TRUSTEES

Joint Convention with the Select Board and the Board of Library Trustees to fill the vacancies occasioned by the resignation of Puja Mehta and Vivien Goldman.

Library Trustee attendees: Carol Axelrod, Michael A. Burstein, Chris Chanyasulkit, Gary Jones, Karen Livingston, Jonathan J. Margolis, Koinonia Martin-Page, Carol Troyen Lohe, Judith Vanderkay

Chair Greene announced the joint meeting to select the replacement for two Library Trustees that have resigned. This is a 12 member Board.

1. Anu Advani, spoke about her employment with the Brookline Public Schools which helped pay for her Master's at Simmons College. She worked as a math specialist at the Lawrence School, where she

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started a math resource library that started with 80 books and now has 800. Her efforts were honored with a plaque. She ran math meetings at the Coolidge Corner Library. Ms. Advani has been involved in Hospitality Homes, a nonprofit that provides short term homes for out of towners seeking medical treatment.

Q: Chair Greene: how would you relate your math resources program to the public library?

A: while attending Simmons College she was associated with the school library.

2. Theresa Ammirati is a new Brookline resident, a retired teacher and college dean. She spoke on the importance of libraries that are fundamental to democracy. She worked at a library at age 14 and has been connected to them since. She is a quick learner and runs the mystery book club at the Coolidge Corner library.

Q: Vice Chair Hamilton: libraries are becoming community centers, what is your experience as a new resident? A: she has been impressed with their programs and activities. She feels it would be beneficial for the Trustees to visit and get to know the wonderful librarians. She is impressed with the way the libraries are handling the pandemic.

3. Tracy Chen was born in a small rural village in Taiwan where resources were very scarce. She was the first to receive a college education in her family. It is a blessing to call Brookline her second home. Her first job was with Brookline Access Television where she was involved in the Brookline Reads video series. She is a board member of the Brookline Chinese school. Ms. Chen helped launch the first Brookline Chinese Recitation/Penmanship contest with the public library.

Q: Board member Heller: how would you apply your digital media skills to the libraries? A: I would be happy to coach interns to create programs to teach kids to use social media as a social advocate. She would like to collaborate with the libraries to make them more welcoming and embraces various cultures.

4. Susan Cunningham noted that she is not skilled in the library arena as others, but is grateful to be here with this group. She holds three Master Degrees and has frequented the libraries to study and do research. She is currently retired due to the Covid pandemic.

Q: Board member Heller: I am interested in your perspective as a customer of the library. A: I am amazed at what happens at the library; it is like a community center.

5. Emily Dolbear has lived here since 2004. She appreciates our libraries and librarians. She is committed to the importance of libraries. Ms. Dolbear works in editing, proofreading and fact checking. She has authored two children's books. Ms. Dolbear served as a board member for the Brookline Education Foundation, and has worked hard to support innovated and inclusive public education.

Q: Board member VanScoyoc: what was the process in writing about Juneteenth? A: this is part of a series on the Black American journey; the topic was done with original research and targeted toward young readers.

6. Kristen Hung works as a mom and volunteer at the Ridley school. She would like to give more. She is a physician at the Mass General Hospital and Harvard Medical School faculty. She has a unique skill set to bring that would prioritize communication and find creative solutions. Also, she has the ability to make difficult decisions, while accessing the different networks of community leaders. As a daughter of an immigrant her mother's first job was at a library, and that helped her out.

Q: Board member Fernandez: Do you think there are any equity issues at the libraries we may need to pay attention to? A: there are a lot of issues and a lot of solutions being worked on. We are starting to see some changes around languages. The challenge is we have the information, but not the means for

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some to access them, especially those that do not speak English. The library is the most equitable place in the community, and is a leader in the community.

7. K. Krishnamurthy is first generation immigrant, and as a child used the library as a babysitter, and used them to learn American culture. She moved to Brookline 20 years ago with her family. She took a look at where we are a country, we have two things intertwined, the Covid pandemic, and social, political with the Trump administration resulting in stress in our communities, and we are left with an educational divide, budget shortfalls etc. This is all a challenge for public libraries to help to heal. She spoke on wellness and support for our existing library staff, invigorating them and treating them with respect. She hopes to see reference books utilized because young people are often looking to Wikipedia. She would like to make this an opportunity do what they do best focus on the disenfranchised community.

Q: Board member Heller: what is your connection to the libraries? A: we spent a lot of time there and I have utilized many of their resources.

8. Allison MacLellan is an attorney with her own practice specializing in employee discrimination. She works with clients to address their needs and is a compassionate advocate for them. She loves the libraries and learning, and is concerned they will go extinct because many are not using them. She would like to do what she can to keep them active.

Q: Chair Greene as an attorney what does that background bring, other than speak and argue well. A: I would be there to advocate for what needs to be done. I would access the playing field as to who are the key players and what are their objectives and how to get them done.

9. Matthew Shakespeare is a Brookline native and worked at the American Antiquarian Society. He would like to see the town's libraries continue to work on their aspirations, including the expansion of universal access, study places for high school kids to study together, 24 wifi available and museum passes; these are things for everyone, as well as the various programs.

Q: Board member Heller: What experience from the American Antiquarian library is relevant to the Brookline library system? A: we had a challenge at the American Antiquarian library to make that collection accessible to the community you are serving. He spoke on the idea of adding a cafe to offer a gathering place to review documents etc. The missions are similar.

Board member VanScoyoc on social media you are known for photography landscapes and gardens. If you are or not a trustee I think an exhibit at the library is a good idea.

9. Steve Taub and his family are frequent visitors to the library, and used their services and programs. He would like to get involved in local government. Mr. Taub works with startup companies and has experience overseeing budgets and capital, and has a lot of exposure with small organizations with big ambitions. He is experienced in fundraising and technology.

Q: Vice Chair Hamilton: a large portion of funding comes from fundraising efforts, now raising funds is a challenge. A: There is something that could be done, acknowledging that fundraising is a challenge at these times. This is something to consider. If there is a need for a capital campaign I am happy to learn about that.

10. Rachel Oberai Soltz spoke on her experience in India where she built the software applications library, and people came from various industries to visit it. She worked for Digital and provided computer labs for MIT where she also managed fundraising efforts. She has a broad scope of understanding of where technology is going and what the opportunities may be. Ms. Oberai-Soltz has associated with many world business leaders over the course of her career.

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11. Sassan Zelkha is from Iran and learned English through the library system. He can offer a viewpoint from someone who's English is second language. He has dyslexia and is sensitive to those with special needs. His background is in engineering technology. He hopes that libraries remain active for the next generation. Mr. Zelkha is a Town Meeting member precinct 14.

Q: Board member VanScoyoc: Your background is in technology, explain the relationship. A: Technology enables people to experience the library through audio books. There are exciting technologies using cameras that are being used in medical devices that enable people to see.

Chris Chanyasulkit, Library Trustee thanked everyone for their participation and acknowledged the impressive group of candidates.

On motion to recommend filling the position of Vivian Goldman, it was voted by roll call:

Regina Healy	Kristen Hung
Carol Axelrod	Kristen Hung
Michael A. Burstein	Kristen Hung
Chris Chanyasulkit	Kristen Hung
Gary Jones	Tracy Chen
Karen Livingston	Kristen Hung
Jonathan J. Margolis	K.Babu Krishnamurthy
Koinonia Martin-Page	Kristen Hung
Carol Troyen Lohe,	Kristen Hung
Judith Vanderkay	Kristen Hung
Bernard Greene	Kristen Hung
Nancy Heller	Kristen Hung
Heather Hamilton	Kristen Hung
Raul Fernandez	Kristen Hung
John VanScoyoc	K.Babu Krishnamurthy

Kristen Hung was declared to be the new member of the BOARD OF LIBRARY TRUSTEES and will serve until the Annual Town Election scheduled for May 4, 2021 when this vacant term expires. The Joint convention recommends Dr. Hung if elected to serve the seat vacant until 2023.

On motion to recommend filling the position of Puja Mehta, it was voted by roll call:

Regina Healy	Sussan Zelkha
Carol Axelrod	K.Babu Krishnamurthy
Michael A. Burstein	Matthew Shakespeare
Chris Chanyasulkit	Matthew Shakespeare
Gary Jones	Tracy Chen
Karen Livingston	Matthew Shakespeare
Jonathan J. Margolis	Matthew Shakespeare
Koinonia Martin-Page	Matthew Shakespeare
Carol Troyen Lohe,	Matthew Shakespeare
Judith Vanderkay	Matthew Shakespeare

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Bernard Greene

Nancy Heller

Heather Hamilton

Raul Fernandez

John VanScoyoc

Matthew Shakespeare

Tracy Chen

Matthew Shakespeare

Matthew Shakespeare

Sussan Zelkha

Matthew Shakespeare was declared to be the new member of the BOARD OF LIBRARY TRUSTEES and will serve until the next Annual Town Election scheduled for May 4, 2021. The Joint convention recommends Matthew Shakespeare, if elected to serve the seat vacant until 2022. This person would need to run in both the 2021 and 2022 annual town election.

Chair Greene, announced that the business of the Joint Convention having been completed, and made the motion to dissolve the convention.

On a unanimous motion it was,

Voted to dissolve the joint convention

TOWN MEETING FOLLOW UP

Discussion of follow up items from the 2020 Town Meetings.

Deputy Town Administrator Melissa Goff gave an overview of her memo requiring follow-up on Town meeting actions.

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ARTICLE NUMBER	SUBJECT	TOWN MEETING VOTE	SB ACTION REQUIRED
1	Wood and Bark	Favorable Action	N/A
2	Collective Bargaining	Favorable Action	N/A
3	Spec. Approp. Close-Out Report	Favorable Action	N/A
4	Unpaid Bills	No Action	N/A
5	Marijuana Mitigation Fund	Favorable Action	N/A
6	Resolution-Body Cameras	Not moved	N/A
7	Affordable Housing Requirements	Favorable Action	N/A
8	Expand Membership on the HAB	Favorable Action	Appoint expanded membership positions
9	Short Term Rentals-Zoning	Referred to committee	N/A
10	Short Term rentals - regulation	Referred to committee	N/A
11	Short Term rentals-enforcement	Referred to committee	N/A
12	Community Preservation Act	Favorable Action	Confer with Town Clerk's office on ballot requirements
13	Sr. property tax Exemption	Favorable Action	File home rule petition
14	Tobacco Control	Favorable Action	N/A
15	Increase disadvantaged business opportunities-by-law	Referred to Select Board	Provide an update on the working group's efforts and the Town's progress towards the goals of the article.
16	Recall pb officials	Not moved	N/A
17	Election day Signs	Favorable Action	N/A
18	Resolution-ranked choice voting	Favorable Action	N/A
19	Town Clerk - change to appointment	Favorable Action	Confer with Town Clerk's office on ballot requirements
20	Town Clerk-amend by-law	Favorable Action	Establish a Ranked-Choice Voting Study Committee
21	non disclosure	No Action	N/A
22	Gender neutral pronouns-General by-laws	Favorable Action	N/A
23	Gender neutral pronouns-Zoning by-laws	Favorable Action	N/A
24	Tenant notification-General by-laws	Favorable Action	N/A
25	Tenant Notification - Zoning by-laws	Favorable Action	N/A
26	Elim Off-Street parking minimums in TPODs	Not moved	N/A
27	Micro units-zoning amend.	Referred to Planning	Revised articles to be filed in the spring
28	Fiscal Education for TMMs	Favorable Action	Provide support for the program as necessary
29	Advisory Committee Appointments	Favorable Action	N/A
30	Advisory Committee - recorded votes	Favorable Action	N/A
31	Article 3.1-amendment re Litigation and Claims	No Action	N/A
32	Resolution - budget equity	Favorable Action	DICR and working group to report on ways to repair the Disparities in Brookline -interim report due before 3/31
33	Resolution- Town/School Partnership	Favorable Action	Incorporate improvements to the budget process including updates to the formula, a budget summit and enhanced engagement.
34	Resolution - housing, inclusion, climate friendly	Favorable Action	Work to be incorporated into Housing Production Plan RFP
35	Resolution to increase res. Prop. Tax exemption	Not moved	N/A
36	Resolution - stipends for SB	No Action	N/A
37	Resolution - stipends for SC	No Action	N/A
38	Resolution-decarbonization in MA	Favorable Action	Town Clerk's Office to transmit copies to state officials
39	Legislation pertaining to -adoption of FFF infra	Favorable Action	File home rule petition
STM2-1	Budget Amendment	Favorable Action	N/A
STM2-2	High School	Favorable Action	N/A
STM2-3	Newbury	Favorable Action	N/A

* for item 18 see item 20.

BOARDS AND COMMISSIONS - APPOINTMENTS

The following candidates for appointment/reappointment to Boards and Commissions:

Preservation Commission

On motion it was,

1. Voted to reappoint David King to the preservation Commission for an appointment for a term ending August 31, 2022 or until a successor can be appointed
2. Voted to reappoint Elizabeth Armstrong to the preservation Commission as an Alternate member for a term ending August 31, 2023 or until a successor can be appointed

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3. Voted to reappoint James Batchelor to the preservation Commission for an appointment for a term ending August 31, 2023 or until a successor can be appointed
4. Voted to reappoint Elton Elprin to the preservation Commission for an appointment for a term ending August 31, 2023 or until a successor can be appointed
5. Voted to reappoint Wendy Ecker to the preservation Commission for an appointment for a term ending August 31, 2022 or until a successor can be appointed
6. Voted to reappoint David Jack to the preservation Commission for an appointment for a term ending August 31, 2023 or until a successor can be appointed
7. Voted to appoint John Spiers to the preservation Commission as an alternate member for a term ending August 31, 2024 or until a successor can be appointed

There being no further business, the Chair ended the meeting at 10:00 pm.

ATTEST



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
ASteinfeld@brooklinema.gov

Alison C. Steinfeld
Director

TO: Select Board
FROM: Alison Steinfeld, Planning Director
SUBJ: Authorization to Hire Community Planner
DATE: January 13, 2021

I am respectfully requesting authorization to hire a Community Planner to fill the position vacated by Eddie Bates. Mr. Bates has been a valuable employee for over two and a half years, but has decided to make a career change.

Attached please find an Authorization to Hire Form and Job Description. Please note that this position is federally funded.

I will be available at your January 19th meeting to respond to any questions.

Thank you.



Town of Brookline

Massachusetts

Authorization To Hire Request Form

1. Position **TITLE**: _____ Grade: _____

2. Department: _____ Division: _____

3. Position Control #: _____ Prior Incumbent: _____

a. Reason for Leaving: _____

4. Budgetary Information:

Department Code: ____ Budget Code: _____ % _____

☐ Grant Funded-Name of Grant: _____ ☐ Revolving Fund ☐ Enterprise Fund

6. Employment Type:

☐ Full-Time: # of hours/week: _____ ☐ Part-Time: # of hours/week: _____

☐ Permanent ☐ Temporary: expected end date (required) ____/____/____

7. Method of Fill:

☐ Promotion – To be Posted Internally from: ____/____/____ to ____/____/____

☐ New Hire ☐ Transfer – Please explain: _____

8. List the top three essential functions of this position:

1. _____

–

2. _____

–

3. _____

–

9. I have considered the following alternatives to filling this position:

10. The alternatives are less desirable than new hire action for the following reasons:-continued on reverse side-

Authorization To Hire Request Form

11. Suggested sources for specialized recruitment advertising: (other than local papers)

12. Please attach the current position description.

13. Signatures:

Department Head Signature: _____	Date: _____
Human Resources Director: _____	Date: _____
Town Administrator: _____	Date: _____

14. Approvals:

Date on BOS Agenda: _____	Date Approved: _____
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15. Notes:

Community Planner

Authorization To Hire Request Form

11. Suggested sources for specialized recruitment advertising: (other than local papers)

Human Resources will work closely with the department to post the position widely with the ProDiversity Network,ZipRecruiter, Indeed, which all have multiple targeted affinity group job boards, as well as related professional groups.

12. Please attach the current position description.

13. Signatures:

Department Head Signature:

Date: 1/13/21

Human Resources Director: _____

Date: _____

Town Administrator: _____

Date: _____

14. Approvals:

Date on BOS Agenda: _____

Date Approved: _____

15. Notes:

Alternate Manager

Applicant: NETA
Location: 160 Washington Street

Application Details:

Approving the applications for Alternate Managers Shaka Ramsay and Joseph Daddario for NETA at 160 Washington Street Brookline, MA.

Report (Attached):

Police Department (Approved)

Memorandum

To: Supt. Mark P. Morgan
CC:
From: Lt Paul J. Cullinane
Date: 1/11/2021
Re: Shaka Ramsay/Alternate Manager NETA

Sir,

Mr. Shaka Ramsay, 26 Kelly St., Cambridge, has submitted an application to be approved as an Alternate Manager/Marijuana Dispensary. Mr. Ramsay, a Vice President of Retail, NETA North Hampton has been employed by New England Treatment Access (NETA) since January 2020. Prior to being employed by NETA, Mr. Ramsay was employed in retail marijuana since 2018.

A check of his Criminal History Record reveals no disqualifying information, and an in-house check of his name reveals no significant occurrences. Mr. Ramsay has also submitted several letters of recommendation from former employers and other colleagues.

Mr. Ramsay appears to be a suitable applicant for employment as an Alternate Manager at New England Treatment Access (NETA).

Memorandum

To: Supt Mark Morgan
CC:
From: Lt Paul J. Cullinane
Date: 1/11/2021
Re: Joseph Daddario/President NETA

Sir,

Mr. Joseph Daddario, 1069N.Main St., Raynham, has submitted an application to be approved as an Alternate Manager. Daddario, was hired as the President of NETA in November 2020. Mr. Daddario, a Massachusetts native has been employed by New England Treatment Access (NETA) since November 2020. He has two years' experience in the field of Medical Marijuana, being employed by Columbia Care, Manhattan NY.

A check of his Criminal History Record reveals no disqualifying information, and an in-house check of her name reveals no significant occurrences. He has also submitted two letters of recommendation from prior employers as well as colleagues.

Ms. Daddario appears to be a suitable applicant to be the President of New England Treatment Access (NETA).

Checklist for Alternate Manager



- ☒ Alternate Manager Application
 - ☒ License Interview Form
 - ☒ CORI release form
 - ☒ Three letters of reference (Board of Directors)
 - ☐ Vote of Corporation
 - ☒ or letter from manager of record
 - ☒ IN-PERSON class for the safe service of alcohol certification
 - ☐ On-line class will be accepted during the Covid-19 pandemic only
 - ☒ Crowd Manager Certification from the Massachusetts Department of Fire Services (Only if there is a bar)
 - ☒ Valid Identification (State issued License, Passport, etc.)
-
- ☐ Report from Brookline Police Chief



LICENSE INTERVIEW FORM

TYPE OF LICENSE APPLYING FOR: _____

NAME: Joseph D. Daddario III

ADDRESS: _____

EMAIL ADDRESS: jdaddario@liveparallel.com

PHONE #: _____

PLACE OF BIRTH: Norwood, MA.

FATHER'S NAME: Joseph D. Daddario JR. MOTHER'S MAIDEN NAME: Patricia Anne Tigue

ARE YOU A CITIZEN? YES NO ALIEN CARD # _____

ARE YOU A VETERAN: YES NO

RESIDENCES FOR LAST FIVE YEARS

DATE: 1/1/2006 LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

EDUCATION

DATE: 1986-1990 LOCATION: Bryant University Bachelors

DATE: 2016-2017 LOCATION: Isenberg UMASS Amherst MBA

DATE: LOCATION:

DATE: LOCATION:

EMPLOYMENT HISTORY

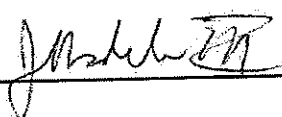
DATE: 11/2020 LOCATION: Meta/Parallel POSITION: President

DATE: 2006-2016 LOCATION: Michaels POSITION: ZVP Northeast

DATE: 1992-2006 LOCATION: CVS POSITION: District Manager

DATE: B LOCATION: POSITION

DATE: LOCATION: POSITION

SIGNATURE:  DATE: 11/22/20(PLEASE SUBMIT THREE CHARACTER REFERENCES WITH APPLICATION)



TOWN of BROOKLINE Massachusetts

CORI ACKNOWLEDGMENT FORM

I am an: (please check one)

- ☐ Applicant - Position: _____ Department/License: _____
☐ Volunteer - Position: _____ Department: _____
☒ Employee - Position: Regional President Department: _____
☐ Contractor - Company Name: _____

The Town of Brookline is registered under the provisions of M.G.L. c. 6, §172 to receive CORI for the purpose of screening current and otherwise qualified prospective employees, subcontractors, volunteers, license applicants, current licenses, and applicants for the rental or lease of housing. As the prospective or current employee, subcontractor, volunteer, license applicant, current licensee, or applicant for the rental or lease of housing, I understand that a CORI check will be submitted for my personal information to the DCJIS (and in the case of certain license applicants subject to fingerprint-based background checks, to the FBI). I hereby acknowledge and provide permission to The Town of Brookline to submit a CORI check for my information. This authorization is valid for one year from the date of my signature. I may withdraw this authorization at any time by providing The Town of Brookline with written notice of my intent to withdraw consent to a CORI check. For employment, volunteer, and licensing purposes only: The Town of Brookline may conduct subsequent CORI checks within one year of the date this Form was signed by me provided, however, that The Town of Brookline must first provide me with written notice of this check 72 hours in advance. By signing below, I provide my consent to a CORI check and acknowledge that the information provided on this Acknowledgment Form is true and accurate.

Applicant/Employee/Volunteer/Contractor Signature

Today's Date

Applicant/Volunteer/Employee/Contractor Information (Please Print)

Last Name: Daddario III First Name: Joseph MI: D.

Current Address: _____

Former Address(es): _____

Maiden Name or Alias (if Applicable): _____ Place of Birth: Norwood, MA

Date of Birth: _____ Last 6 digits of Social Security Number: _____

Sex: Male Height: 6 ft. 0 in. Race: White Eye Color: Brown

State Driver's License Number (Include State): _____ ID Theft Index PIN*: _____

List any other name(s) or dates of birth that appear in DCJIS's database: _____

Mother's Full Maiden Name: Patricia Anne Tigre Father's Name: Joseph D. Daddario Jr.

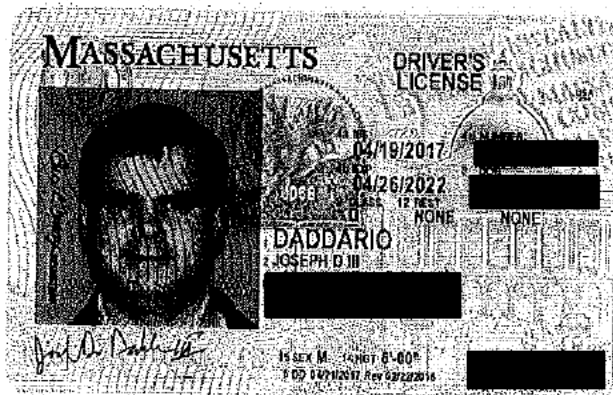
*The Identify Theft Index PIN Number is not required and only for those applicants who have been issued an Identify Theft Index PIN Number by the DCJIS. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the Accuracy of the CORI request process.

For Official Use Only

I certify that the foregoing person was identified in conformity with Town Policy using the following form of acceptable government-issued identification: (List ID Type) ☐ State Drivers License ☐ State Issued ID w/Photo ☐ Passport
☐ U.S. Military I.D. ☐ High School ID Card ☐ Other (obtain HR approval): _____

Signature of CORI-Authorized Employee: _____ Date: _____

Name and Position of CORI-Authorized Employee: _____



JOSEPH DADDARIO, MBA

Raynham, MA • josedadd@comcast.net
www.linkedin.com/in/joe-daddario

CHIEF OPERATING OFFICER

Business Development • Operations • Human Resources • Marketing • Merchandising

Executive Summary

Career spans private-equity backed, customer-facing/retail businesses. Consistently recognized for strategic business skills, financial acumen, and the ability to identify and develop talented people. 2017 MBA.

Corporate Leadership: Ensured alignment of high-visibility, \$750M sales zone with corporate direction and investor expectations during critical pre-IPO and post-IPO timeframes.

Organizational Development: Mentored and coached 4 regional vice presidents over 2 years. Developed 6 store managers to district managers. Scouted future real estate sites. Opened and relocated 60 stores.

Long-term Relationship Building: In 10 years at Michaels, attracted 5 district managers and roughly 40 store managers to the company, based on business relationships, professionalism, integrity, and trust.

Team Leadership: Repeatedly built and developed first-rate management teams and engaged workforces.

Professional Experience**Lulu Green LLC**

Boston, MA

Interim Chief Operating Officer (COO)

2020-Present

Scope: Leading startup food & beverage (Lulu Green LLC) in providing operational guidance to startup company (on financials, strategies, and branding).

Value: Overseeing the strategy change to help the company remain profitable through COVID business environment.

Subject Matter Expertise: Partner to CEO in all business decisions.

- Designing and implementing business operations and attaining a customer base.
- Establishing policies that promote company culture and vision of entrepreneurship.
- Setting comprehensive goals for performance and growth.
- Overseeing all financial acumen of P&L and revenue performance.
- Partner with Marketing for brand recognition.

Columbia Care

Manhattan, NY

Vice President of Retail Operations

2019-2020

Scope: Oversee all aspects of retail operations with company specializing in medical cannabis consisting of 700 associates across 40 locations. Public company.

Value: Superior Stakeholder Relations, Driving New Market Growth, Implementing Customer Service Experience Strategies

Subject Matter Expertise: Key resource to Market Directors to achieve operational goals and drive revenues and profitability. Drive cross-market communication and standardization across company to ensure regulatory compliance. Collaborate with financial team to build cohesive financial strategies. Work with compliance team for strong SOPs that were compliant with state regulations. Help oversee all operations of opening 20 locations in new markets. Standardization of retail processes and documents.

- Partner with COO in decision-making to meet Company's vision, mission, strategic objectives, and goals.
- Developed pricing models, worked on branding with Marketing team.
- Developed and understood competitive solutions with Market Intelligence and Market Director coordination.
- Monitor financial and operation performance of business units; partner with P&L leaders to address identified issues; work with Finance team to build annual financial plans and collaborate with Market Directors in execution; review capital requests; make recommendations to COO, and help to drive timely decisions in allocation of capital.
- Drive cross-market communication and sharing of best practices; improve communication throughout company, including field and support center; ensure superior stakeholder relations, respond to their needs, and solicit input.
- Drive standardization of numerous company strategies to be more impactful throughout organization.
- Serve as Subject Matter Expert in new markets for real estate sites and all retail operations.

JOSEPH DADDARIO, MBA

joedadd@comcast.net

Independent Consulting

Raynham, MA

Executive Consultant

2017–2019

Scope: Private consultant in direct communication with C-Suite and collaboration with Senior Leadership Teams.**Value:** Industry Experience, Market Growth, G&A Expense Management, Specialty Businesses, Customer Intelligence.**Subject Matter Expertise:** Provided SME as part of market analysis for company looking to expand investment portfolio.

- **Interim Chief Operating Officer (COO):** Leading startup food & beverage (Lulu Green LLC) in providing operational guidance to startup company (on financials, strategies, and branding).
 - Designing and implementing business operations and attaining a customer base.
 - Establishing policies that promote company culture and vision of entrepreneurship.
 - Setting comprehensive goals for performance and growth.
 - Overseeing all financial acumen of P&L and revenue performance.
 - Partner with Marketing for brand recognition.

Michaels Inc. (NASDAQ: MIK, S&P 400)

Irving, TX (HQ)

Vice President—Northeast Zone

2010–2016

Scope: Michaels' largest sales volume and highest visibility zone (New England, NY, NJ, Washington DC, PA). 160-180 stores. 6000 associates. 12-14 District Managers + HR Director, Loss Prevention Director, Custom Frame Director, HR Generalist. \$750M sales (more than 20% of total sales). P&L.**Value:** Customer Experience Scores, Real Estate Growth, G&A Expense Management, Specialty Businesses, Inventory Shrink, Audit Scores, Email Collection Rate, Payroll Rate, In-stock Position, Associate Engagement, Marketing.

- **Key IPO role:** Ensured every store reflected corporate goals and directives, and hosted financial analysts, Bain Capital/Blackstone Group investors, the CEO, and CFO in presenting the firm's vision and direction.
- **Strategic Planning:** Created and piloted new prototype store layout in 30 stores in 2 months, significantly improving the customer shopping experience/store navigation and seasonal sales volume.
- **Organizational Development:** Mentored 4 newly promoted Zone VPs, managed HR "Bridge" program for high-potential individuals, and developed a talent pool for the company at all levels.
- **Market-Share Growth:** Captain, Competitive Committee—Led team of associates from every business segment (operations, marketing, merchandising, pricing) in creating a strategy for business growth optimization among the competition.

Honors and Awards:

- Leading Zone in Comp Sales – 2011, 2012, 2013, 2015
- Highest Volume Zone – 2011, 2012, 2013, 2015
- Highest Volume Zone in Custom Framing – 2011, 2012, 2015

Michaels Inc.

Boston, MA

District Manager—Boston Area

2006–2010

Scope: 12-15 store managers. 10-12 assistant managers. 600 associates. \$60M annual sales. P&L.**Value:** Management Team Hiring/Training. Customer Experience Scores. Real Estate Growth, G&A Expense Management. Specialty Business Growth. Inventory Shrink. Audit Scores. Email Collection Rate. Payroll Rate. In-stock Position. Associate Engagement.**Honors and Awards:**

- District Manager of the Year Award – 2008
- Highest Customer Service Score (out of 80 districts) – 2008

CVS Pharmacy

Woonsocket, RI (HQ)

District Manager

2002–2006

Scope: 11 stores. 500 associates. \$130M sales volume.**Value:** Community Relations and Events. University Liaison for College Recruiting Program. Associate and Management Team Hiring and Career Development. District Performance. Associate Engagement.**Honors and Awards:**

- District Sales Manager of the Year Award – 2005
- Member of Regional Billion Dollar Club – 2003, 2004, 2005

CVS Pharmacy

Boston, MA

JOSEPH DADDARIO, MBA

joedadd@comcast.net

Store Manager

1992–2002

Education

Master of Business Administration (MBA)—Business Management for the 21st Century

Isenberg School of Management, University of Massachusetts, Amherst, MA

(Further advanced unique promise of value in human resources, financing, information systems, organizational strategy, marketing, and operations. Highlights include Capstone Business Simulation, Harvard Business Case Studies, Strategic Information Systems, and HR Management Simulation.)

Executive Communication and Leadership Certified, Simply Speaking Inc., Atlanta, GA — 2011

Bachelor of Science (BS) Management, Bryant University — Smithfield, RI

Disc Leadership | Leader Behavior Analysis | Challenging Conversations | Leading People Through Change

November 21, 2020

Re: Joe Daddario

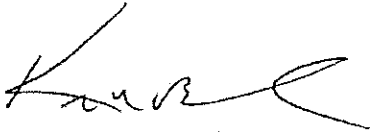
To Whom It May Concern:

I have had the privilege of knowing Joe Daddario for over 6 years. I worked alongside him for two years and have known him personally for the other four years. Throughout all this time, I have seen nothing but the utmost of professionalism and integrity from Joe. He exemplifies what it means to be a leader and to earn the trust and loyalty of those who work for him and with him.

While working with him, I was in a support role where I had the opportunity to be a part of multiple strategy conversations and see directly how he interacted with his team. Whether he was praising someone, encouraging another, level-setting expectations with a third, or discussing opportunities with someone else, he was deeply interested in helping those individuals reach their highest potential. He was able to motivate people to work to move mountains, as it were, simply because they trusted him and didn't want to let Joe down. I have since had multiple people who reported to him during that time relate stories to me about how his leadership impacted their life and helped them grow their own leadership. His positive legacy has long outlasted his occupational presence in the lives of those he influenced.

Personally, I have benefited from Joe's wisdom and direction. He has always been open and willing to share his advice and ideas with me and has remained genuinely interested in my professional growth and development, even after we no longer worked for the same company. I am impressed by the way he stands up for what he believes to be right, even when that may not be what is popular with those he is around. I have often sought his advice on situations that I have found myself in, and I know that he is always available to me to ask any questions and share his perspective.

With the highest level of confidence, I am honored to recommend Joe Daddario to you as an example of integrity and honesty and as one of those rare individuals who have a positive impact on all the people who are fortunate enough to cross his path.



Kristi Burchfiel, MS, SPHR

2632 N Rushwood St

Wichita, KS 67226

316.305.1005

11.23.20

To Whom It May Concern:

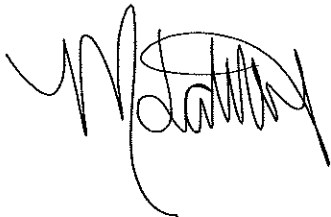
It is an honor and a privilege to share my recommendation for Joseph Daddario. I have known Joe for more than fifteen years. I was introduced to Joe as a family friend and from there, he quickly became one of the most influential mentors in my life.

Joe has taught me what it means to be a great leader and has inspired me to continue to work hard and strive toward and achieve new goals every day. Joe's impact on me has been so great that I brought him on as Chief Operating Officer when I started my own company. His dedication, work ethic and leadership can never be surpassed. I hold Joe in the highest regard. My company was able to thrive and is able to survive the COVID-19 pandemic because of the great foundation Joe laid out. Though we no longer work together, Joe is still a driving force on our team because of the inspiration he has provided us with. We all strive to be a little more like Joe. He is a true example of what great and conscious leadership is.

Joe is a high-minded, ethical individual of exceptional character and integrity. He puts people before profit. He is dedicated to his family and committed to serving his community. No matter how busy, Joe always makes time to lend an ear and give thoughtful, honest advice. He truly cares about others and goes above and beyond with his time and effort.

I am happy to provide additional feedback on Joe and answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Lattouf', with a stylized, flowing script.

Mary Lattouf
(617) 460-9925
mary@lulugreen.com

Michele Vellegas

4 Makan Rd.
Monroe NY, 10950
Cell 551 574 2156
Mgp1031@aol.com

November 21, 2020

To Whom It May Concern,

I have known Joe for 11 years, I reported to Joe when he worked as Zone Vice President at Michaels Arts and Crafts when I was a District Manager.

Joe is one of the most dedicated, honorable, and ambitious people I have had the pleasure of working with. Joe also has a passion for teamwork and comradery and his positive attitude is contagious. Joe's style of communication both verbally and written enables others to effectively drive results though his direction. Joe always incorporates his coworkers input and feedback into his analysis and approach, which always resulted in outstanding results. For these reasons, I believe Joe is an asset to any organization fortunate enough to have him on their team.

I give my highest recommendation for Joe. If I can provide any further assistance , do not hesitate to contact me at 551 574 2156 or mgp1031@aol.com.

Sincerely,

Michele Vellegas



NEW ENGLAND TREATMENT ACCESS, LLC

New England Treatment Access, LLC
5 Forge Parkway
Franklin, MA 02038

December 9, 2020

Select Board

Vial email to Melvin Kleckner, Town Administrator
mkleckner@brooklinema.gov
and Tiffany Souza, tsouza@brooklinema.gov
333 Washington Street
Brookline, MA 02445

Dear Mr. Kleckner,

I hope you're well. Enclosed you will find the application packet for the Board's review and approval of Joseph Daddario III, who will replace Amanda Rositano as NETA Regional President, Massachusetts.

Mr. Daddario's application for this role was submitted to the Cannabis Control Commission on 11/25/2020, and we expect it to be approved in mid-January. In the interim, Angela Cheek, Director of Retail Operations for NETA, will lead the operations at NETA's dispensaries.

Kindly schedule this request at a future Board meeting. We anticipate that the Board would approve this application for Mr. Daddario subject to CCC approval. We intend to introduce Mr. Daddario to key town staff on Monday and also to the Board at the renewal hearing Tuesday evening. Mr. Daddario plans to build on the collaborative relationship NETA and the Town have enjoyed thus far.

Feel free to reach out to me or our local counsel with any questions.

Thank you,

Michael Connolly
Senior Manager, Regulatory Services
(978) 875-0726
mconnolly@liveparallel.com





NEW ENGLAND TREATMENT ACCESS, LLC.

Encs.

cc: M. Morelli, mmorelli@brooklinema.gov

P. Correa, pcorrea@brooklinema.gov

J. Dopazo Gilbert, jgilbert@boballenlaw.com



Checklist for Alternate Manager



☒ Alternate Manager Application

☒ License Interview Form

☒ CORI release form

☒ Three letters of reference

☐ Vote of Corporation

☒ or letter from manager of record

☒ IN-PERSON class for the safe service of alcohol certification
○ On-line class will be accepted during the Covid-19 pandemic only

☒ Crowd Manager Certification from the Massachusetts Department of Fire Services (Only if there is a bar)

☒ Valid Identification (State issued License, Passport, etc.)

☐ Report from Brookline Police Chief

TOWN OF BROOKLINE

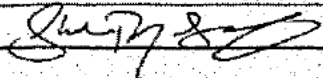
ALTERNATE MANAGER'S APPLICATION

ALL PROPOSED MANAGERS ARE REQUIRED TO COMPLETE A PERSONAL INFORMATION FORM (ATTACHED) AND SUBMIT A COPY OF THE CORPORATE VOTE AUTHORIZING THIS ACTION APPOINTING AND ALTERNATE MANAGER.

1. LICENSEE INFORMATION:			
Legal Name of Licensee:	Shaka Ramsay	Business Name (dba):	NEW ENGLAND TREATMENT ALCOHOL
Address:	160 Washington St. Brookline, Ma.		
City/Town:	Brookline	State:	Ma. Zip Code: 02445
ABCE License Number: (If existing licensee)		Phone Number of Premise:	617. 841. 7250
2. MANAGER INFORMATION:			
A. Name:	Shaka Ramsay	B. Cell Phone Number:	[REDACTED]
C. List the number of hours per week you will spend on the licensed premises:	8-12		
3. CITIZENSHIP INFORMATION:			
A. Are you a U.S. Citizen:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	B. Date of Naturalization:	
		C. Court of Naturalization:	
(Submit proof of citizenship and/or naturalization such as Voter's Certificate, Birth Certificate or Naturalization Papers)			
4. BACKGROUND INFORMATION:			
A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please describe:		The Achilles Project restaurant 2007-2009 Co-owner	
B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please describe:			
C. Have you ever been the Manager of Record of a license that was issued by this Commission?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please describe:			
D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):			
Neta = Current. Revolutionary Church, 4/19-11/20 110 Fenwick St. Cambridge, MA 617. 882. 0815 - VP of 1014 10/14 -> 4/14 Jimmy Chow Area Manager, 100 Huntington Avenue, Boston, MA 617. 427. 9570 11/12 -> 10/14 Gucci Brand Manager, Chestnut Hill Mall, Newton, MA 617. 630. 6722 11/12 -> 11/12 Louis Vuitton Team Manager, 100 Huntington Ave. Boston, MA 617. 437. 6521			

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate.

Signature



Date

12/15/20



LICENSE INTERVIEW FORM

TYPE OF LICENSE APPLYING FOR: _____

NAME: Shaka Ramsay

ADDRESS: _____

EMAIL ADDRESS: Sramsaye.netacare.org

PHONE #: _____

PLACE OF BIRTH: Greenfield, Ma.

FATHER'S NAME: John Ramsay MOTHER'S MAIDEN NAME: Marilyn Louis

ARE YOU A CITIZEN? YES NO ALIEN CARD # _____

ARE YOU A VETERAN: YES NO

RESIDENCES FOR LAST FIVE YEARS

DATE: 2011 - Present LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

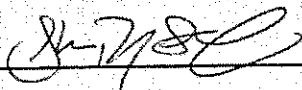
DATE: _____ LOCATION: _____

EDUCATION

DATE: 5/2002 LOCATION: Berklee College of Music, Boston Ma.
 DATE: 9/1997 LOCATION: UMASS Amherst
 DATE: 5/1994 LOCATION: Amherst Regional High School
 DATE: LOCATION:

EMPLOYMENT HISTORY

DATE: Current LOCATION: Neta (Brookline/Norfolk) POSITION VP of Retail
 DATE: 4/18 → 11/20 LOCATION: Revolutionary Clinics POSITION VP of Retail
 DATE: 10/14 → 4/18 LOCATION: Jimmy Choo - Boston POSITION Area Manager
 DATE: 11/12 → 10/14 LOCATION: Gucci, Chestnut Hill POSITION Brand Manager
 DATE: 9/10 → 11/12 LOCATION: Louis Vuitton, Boston POSITION Team Manager

SIGNATURE:  DATE: 12/15/20

(PLEASE SUBMIT THREE CHARACTER REFERENCES WITH APPLICATION)



TOWN of BROOKLINE
Massachusetts

CORI ACKNOWLEDGMENT FORM

I am an: (please check one)

- ☐ Applicant - Position: _____ Department/License: _____
- ☐ Volunteer - Position: _____ Department: _____
- ☒ Employee - Position: Vice President of Retail Department: Retail
- ☐ Contractor - Company Name: _____

The Town of Brookline is registered under the provisions of M.G.L. c. 8, §172 to receive CORI for the purpose of screening current and otherwise qualified prospective employees, subcontractors, volunteers, license applicants, current licenses, and applicants for the rental or lease of housing. As the prospective or current employee, subcontractor, volunteer, license applicant, current licensee, or applicant for the rental or lease of housing, I understand that a CORI check will be submitted for my personal information to the DCJIS (and in the case of certain license applicants subject to fingerprint-based background checks, to the FBI). I hereby acknowledge and provide permission to The Town of Brookline to submit a CORI check for my information. This authorization is valid for one year from the date of my signature. I may withdraw this authorization at any time by providing The Town of Brookline with written notice of my intent to withdraw consent to a CORI check. For employment, volunteer, and licensing purposes only: The Town of Brookline may conduct subsequent CORI checks within one year of the date this Form was signed by me provided, however, that The Town of Brookline must first provide me with written notice of this check 72 hours in advance. By signing below, I provide my consent to a CORI check and acknowledge that the information provided on this Acknowledgment Form is true and accurate.

[Signature]
Applicant/Employee/Volunteer/Contractor Signature

12/15/20
Today's Date

Applicant/Volunteer/Employee/Contractor Information (Please Print)

Last Name: Ramsay First Name: Shaka MI: R

Current Address: _____

Former Address(es): _____

Maiden Name or Alias (if Applicable): _____ Place of Birth: Greenfield Ma

Date of Birth: _____ Last 6 digits of Social Security Number: _____

Sex: M Height: 6 ft in. Race: Mixed Eye Color: Green

State Driver's License Number (include State): _____ ID Theft Index PIN*: _____

List any other name(s) or dates of birth that appear in DCJIS's database: _____

Mother's Full Maiden Name: Marylyn Adeline Lewis Father's Name: John Percival Ramsay

*The Identity Theft Index PIN Number is not required and only for those applicants who have been issued an Identity Theft Index PIN Number by the DCJIS. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process.

*****For Official Use Only*****

I certify that the foregoing person was identified in conformity with Town Policy using the following form of acceptable government-issued identification: (List ID Type) ☐ State Drivers License ☐ State issued ID w/Photo ☐ Passport
☐ U.S. Military I.D. ☐ High School ID Card ☐ Other (obtain HR approval): _____

Signature of CORI-Authorized Employee: _____ Date: _____

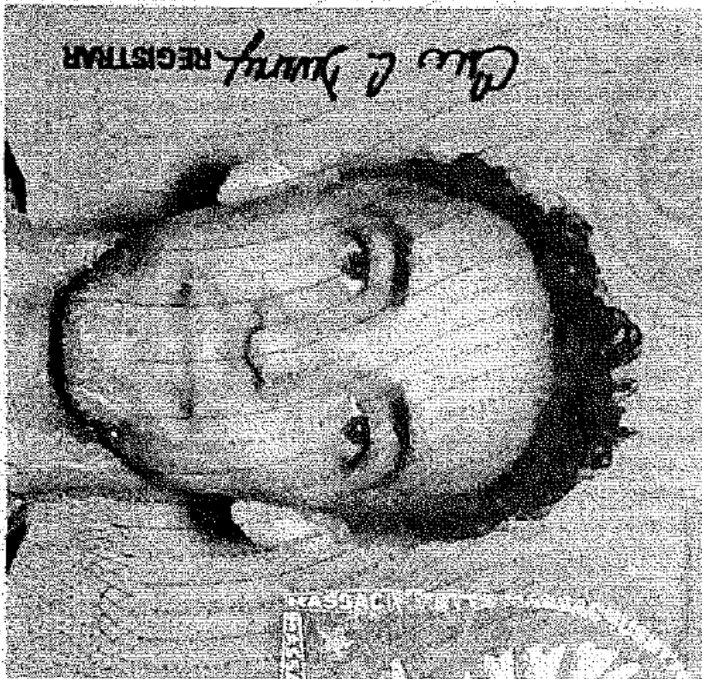
Name and Position of CORI-Authorized Employee: _____

MASSACHUSETTS

DRIVER'S LICENSE

NOT FOR FEDERAL ID

USA
MASS



Que. E. Murray REGISTRAR

13 ISS

10/02/2018

4d NUMBER

4b EXP

10/01/2023

3 DOB

9 CLASS

12 REST

9a END

D

NONE

NONE

1 RAMSAY

2 SHAKA R

18 EYES GRN

15 SEX M 16 HGT 6'-00"

5 DD 10/02/2018 Rev 02/22/2016

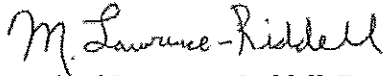
5-17-16

self evident media

To whom it may concern,

I know this is supposed to be a letter of reference, but it is more a love letter. I love Shaka Ramsay. He is my brother from another mother. I am incredibly proud of what he has done and accomplished in his life. I have known him as an incredibly talented musician, a phenomenal youth basketball player (who was also really good at trash-talking), a funny, loving, caring, supportive, loyal, and honest friend, a husband and a father, a visionary, and a businessman. Shaka cares deeply about people in the abstract and people in the specific—he wants the best for his community and his world and he is extremely open to and loyal to other people. He cares about their stories, their interests, their concerns, their needs. This makes him an amazing person to work with and to work for. He cares deeply about the people with whom he works and will do all in his power to make sure they have what they need and they feel heard.

Sincerely,



Michael Lawrence-Riddell, Executive Director Self-Evident Media

michael@selfevidentmedia.com

617-869-9070

www.selfevidentmedia.com

WE
HOLD THESE
TRUTHS

Andrew Watson Elk
Training & Professional Development Manager
Revolutionary Clinics
541 Mass Ave, Cambridge MA
02139

To Whom It May Concern,

It is my absolute pleasure and privilege to provide a resoundingly positive letter of reference and recommendation of Shaka Ramsay.

I have known and worked closely with Shaka for two and half years while reporting directly to him in his capacity as Vice President of Retail for Revolutionary Clinics, a medical cannabis company operating in Cambridge and Somerville Massachusetts.

Shaka is truly an exemplary individual and leader. He is not afraid to roll up his sleeves and work all night or jump onto the sales floor right alongside his team members, leading by example when the situation calls for adapting quickly or implementing procedures to adjust operations to overcome challenges or evolving sets of circumstances. As an executive his capacity for mentorship is laudable, fostering fellow team members and always working to build better leaders.

Finally - I want to highlight Shaka's tremendous capacity to listen, his genuine respect and the attention he offers warmly to everyone he interacts with, his willingness to adapt a plan when presented with new information or a new perspective, no matter who came up with the idea.

Shaka is perhaps the most respectful, genuine, kind, and effectual professional I have had the privilege of encountering within the cannabis industry. Any organization, team, collaboration, or otherwise would benefit from Shaka's contributions - I wholeheartedly endorse him.

Yours Sincerely,
Andrew Watson Elk

December 20, 2020

To Whom it may concern,

I am honored to write this letter as a reference for the character of Shaka Ramsay.

I met Shaka about two and a half years ago when he joined our team at Revolutionary Clinics as VP of Retail Sales and Operations. As the Chief Marketing Officer of the company, I worked together with Shaka on a daily basis creating short and long-term strategies to move the Rev Brand forward.

Shaka is hardworking, empathetic and honest. Some of the things we had to tackle like product pricing, retail set-up, inventory selection, dealing with employee promotions and demotions, and sending out companywide communications were a true gauge of his character and I can attest that Shaka is guided by a very strong moral compass.

Shaka puts his family first with his job as a close second. He has three wonderful children and a beautiful wife in which he is truly dedicated. He is also very close with his mother who he clearly loves and cherishes. Everything about Shaka is a thumbs up.

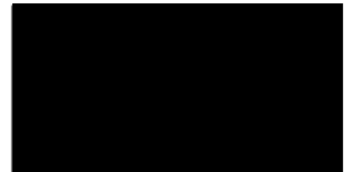
I am sad that Shaka left our organization and would take him back in a heartbeat, but I am excited for his future at NETA.

Please feel free to contact me with any questions.

Sincerely,

Tom Schneider
Chief Marketing Officer
Revolutionary Clinics
617-901-8383

Shaka Ramsay



Work Experience

Revolutionary Clinics

Vice President of Retail

April 2018-Present

- Operates within a fast past and unpredictable environment, and meets arising challenges with creative solutions
- Oversees multiple Cannabis dispensary retail locations, reporting directly to CEO
- Responsible for all retail recruiting and hiring
- Primary liaison between corporate overhead departments and retail management to ensure that all information is communicated in a timely, consistent and brand appropriate manner
- Created and deployed training programs for all patient advocates and management
- Created selling ceremony for sales staff in preparation for transition to recreational use
- Created bonus and incentive compensation program for all staff and management
- Partners with the Chief Financial Officer to create budgets and goals for each retail location
- Partners with the Chief Marketing Officer to create marketing strategies and all store promotions and initiatives
- Tracks and monitors KPI's and works with management on developing techniques to achieve set goals
- Singlehandedly handles all incoming wholesale negotiations and product acquisition
- Ensures dispensary compliance with regulations set forth by the Cannabis Control Commission
- Partners in outreach initiatives for community involvement
- Worked closely with Architects and design team to develop new dispensary floorplans and influence interior design choices on current and future locations
- Creates retention and career path strategies for team
- Partners in the allocation of product between cultivation and all retail locations
- Oversees and partners in the execution of real estate initiatives including store opening and expansion processes
- Seeks and acquires new cutting edge non-medicated products for retail
- Built top tier management teams for all three locations with a focus on retention and internal growth
- Aligns with HR to support training tools and new hire onboarding process to enhance customer experience and increase store productivity.
- Leads the retail management teams to drive efficiencies in store scheduling, reporting and administration of incentive programs.
- Created a 35% increase in gross sales after my first quarter with Revolutionary Clinics
- Maintained a consistent minimum 10-15% month to month growth in first 18 months with Revolutionary Clinics
- Generated over \$11M in gross revenue from 2 medical only dispensaries during 2019 (59% increase from 2018)
- Received the award for best medical dispensary in New England in 2019 from NECANN

6.C.

- Created a 43% increase in gross sales from Q1 2019 to Q1 2020
- Launched home delivery and curbside pick-up programs at retail to allow for continued growth in the face of the Covid-19 pandemic, focused on employee and patient safety while still driving sales
- Helped to facilitate rapid growth by opening 2 dispensaries over the past 2 years

Jimmy Choo

Boston Area Manager

October 2014-April 2018

- One of three managers in the company selected to join the Jimmy Choo Loyalty task force; a group of forward thinkers challenged to create and develop a program to improve customer experience
- Lead sales team to improve practices, and increased overall sales by 30% in the first year
- Planned and coordinated quarterly events (on and off site) including parties, fashion shows and product rollout events
- Planned and executed team building events and activities
- Created a cohesive workplace, geared towards maintaining a dynamic environment to engage and motivate staff, 100% retention rate on all hires during tenure
- Partner with corporate marketing team and led all local marketing strategies
- Recruiting and hiring
- Strengthened staff, with a focus on improving client development and retention
- Used available reporting tools to analyze data and implement strategies for maximizing employee efficiency
- Identified individual employee strengths and weaknesses and work collaboratively to improve performance
- Served as liaison between human resources department and local staff
- Developed partnerships with media, charities and luxury hotels
- Served as Brand Ambassador at fundraising and charity events
- Operational duties including: vendor management, facilities maintenance, shipping and receiving, inventory control, budget streamlining

Gucci

Associate Brand Manager

November 2012-October-2014

Chestnut Hill, MA

- Shared responsibility for recruiting, hiring and continuously training all store staff
- Created and managed individual associate sales goals in accordance with corporate store budget and plan
- Exceeded year one corporate store goal, and left store on plan to surpass LY by +30%
- Created and monitored detailed 2014 CRM store plan; managed sales supervisors and associates progress through monthly touch bases
- Led clienteling outreach initiatives and performed reviews of associate client books

6.C.

- Partnered with store GM and public relations liaison to create and execute in store events to drive sales through nontraditional means
- Directly communicated with inventory control and maintained/optimized constant accurate stock levels
- Conducted regular product training seminars with Bloomingdales leased partner associates

Louis Vuitton

Boston, MA

Team Manager Men's Ready to Wear and Shoes

September 2010-November 2012

- Responsible for tracking and creating sales in the men's ready to wear and shoe departments within a global store
- Responsible for recruiting, hiring and training all men's category staff
- Created unique private in store events designed to stimulate clients and drive sales in unconventional ways
- Planned and directed all in store merchandising for the men's category
- Maintained the highest level of customer service, and managed arising issues in accordance with those standards
- Developed, trained, and motivated all store sales associates to achieve and exceed goals
- Identified training needs of sales associates and implemented regular category trainings
- Communicated with corporate buying team and assisted in selection of men's category product
- Consistently met and exceeded men's qualifier sales goals in 2011 and led the Copley global store to all-time highs in men's category

Curated by The Tannery

Boston, MA *Head Buyer, Manager, Creative Director, Marketing Coordinator*

September 2009- September 2010 (one-year contract)

- Led the grand opening of The Tannery's 20,000 sq. ft. flagship retail store located in the heart of Boston
- Worked with contractors and architects on store layout and materials selection
- Used proven track record of successful trend forecasting to target up and coming fashion houses for brand list
- Opened and maintained over 35 premium accounts (ready to wear, footwear and accessories)
- Created and implemented seasonal buying budgets for a team of buyers across multiple sites
- Handled product training duties for all store locations
- Created and led implementation of all merchandising initiatives
- Led all customer service initiatives
- Shared responsibility for store P&L
- Tracked and managed all inventory related to the Curated division
- Created and tracked sales goals for the Curated division and individual employees
- Planned and promoted in store events and fashion shows
- Handled various marketing duties (product placement, editorial press requests, acquiring ad space etc.)

The Achilles Project MA

Boston,

Co-Founder, Creative Director, Head Buyer, Marketing Director

September 2006- August 2009

6.C.

- Created an innovative mixed-use concept combining fashion, technology, art, dining and cocktails contained in one cohesive environment
- Received 5 best of Boston Awards including “Best retail concept” and “Best Men’s Store” between 2008 and 2009
- Designed an innovative LEED certified retail space which received a Citation for Design from the Boston Society of Architects
- Managed multiple commerce budgets within one business model
- Managed PR and Marketing efforts by overseeing contracted PR firms
- Received critical acclaim and press placement from publications including WWD, DNR, GQ, Vogue, Lucky magazine, Time, Wallpaper, Complex, Black Book etc.
- Responsible for all Men’s and Women’s ready to wear and accessory buying
- Opened and managed over 40 key accounts such as: Lanvin, McQ by Alexander McQueen, Alexander Wang, Acne, Band of Outsiders, Opening Ceremony, Common Projects, Maharishi, Public School, WANT Les Essentiels de la Vie etc.
- Created buying budget guidelines according to past and projected sales using statistical analysis and reporting tools
- Created proprietary POS system unique to the needs of the Achilles Project
- Produced and promoted various collaborative events hosted at the Achilles Project, with partnerships including Shepard Fairey, The ICA, Lucky magazine, Karmaloop.com
- Recruited, managed & trained all sales staff
- Organized and produced photo shoots for print advertisements, e-commerce and in store events
- Created and monitored all employee sales goals
- Tracked and managed inventory and led all shipping and receiving activities
- Worked with Boom Design group to design Achilles-project.com
- Networked in the Boston and New York Community to expand client base and store awareness

Sunmoon Records

*Co-Founder and CEO, Marketing Director
1998-2009*

- Founded independent record label and music production company
- Distributed music through digital and physical releases on five continents
- Acted as executive producer on all releases
- Created and led all marketing strategies
- Contributed original music to film and television soundtracks in partnership with Showtime, Espn and Hock films

The Tannery/Concepts

Cambridge, MA

*Men’s and Women’s Head Buyer, Department Manager Lead Merchandiser, Marketing coordinator, Sales
September 2002 – July 2006*

- Introduced the Streetwear phenomenon to the Boston market, creating a new revenue stream and rebranding a company that previously did not sell fashion merchandise
- Opened and managed over 50 accounts such as Development by Phillip Lim, Oliver Spencer, Paper Denim and Cloth, Earnest Sewn, Diesel, True Religion, Seven for all mankind, 10 Deep, MHI, Gstar, Nike, Nike Sb, Jordan brand, Adidas etc.
- Public relations duties included securing press in national periodicals
- Created over 6 million dollars in sales
- Responsible for all visual displays and merchandising
- Designed in house clothing line for the Concepts brand

- Vaulted The Tannery into the top 5 power rankings for independent retailers

Education

Berklee College of Music
MA

Boston,

BA, Class of 2002

- Music Business major
- Music Production and Engineering minor, Drum Principal



Commission for Diversity, Inclusion, and Community Relations

(As of January 2021)

Membership:

Joan Lancourt, Chair	Term expires 2021
Mariah Nobrega	Term expires 2021
Eloise Lawrence	Term expires 2021

Vacancy **Term expires 2021**

John Malcolm Cawuthorne	Term expires 2022
Jessica Chicco	Term expires 2022
Steben Laduzinski	Term expires 2022
Malcolm Doldron	Term expires 2022
Irving Allen	Term expires 2022
Kea van der Ziel	Term expires 2023
Bob Lepson	Term expires, 2023
Samuel Batchelder	Term expires 2023
Rezaul Haque	Term expires 2023

Vacancy **Term expires 2023**

Raul Fernandez	Select Board Representative
Susan Federspiel	School Liaison
Casey Hatchett	Police Liaison
Emre Muftu	Student Liaison (2.11.2020)

Bishnu Tamang interviews for appointment 1.12.21

Ihssane Leckey interviews for appointment 1.19.21

Jonathan Lau interviews for appointment 1.19.21

Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Wed 12/16/2020 7:55 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

Name	Jonathan Lau
Address	[REDACTED]
Home Phone	[REDACTED]
[REDACTED]	[REDACTED]
Email	[REDACTED]
Application for specific Board/Commission?	Diversity and Inclusion and community relations
What type of experience can you offer this Board/Commission?	I am a minority business owner and have lived in the town of Brookline for over 35 years.
What type of issue would you like to see this Board/Commission address?	Racial equity and Advancement
Are you involved in any other Town activities?	None at the time
Do you have time constraints that would limit your ability to attend one to two meetings a month?	no time constraints
IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC.)	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Tue 12/15/2020 12:48 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

Name	Ihssane Leckey
Address	[REDACTED]
Home Phone	[REDACTED]
Work Phone	Field not completed.
Email	[REDACTED]
Application for specific Board/Commission?	Commission for Diversity, Inclusion and Community Relations
What type of experience can you offer this Board/Commission?	See resume
What type of issue would you like to see this Board/Commission address?	Diversity and inclusion in Brookline's civic engagement, particularly related to issues that disproportionately affect Brookline's most vulnerable populations.
Are you involved in any other Town activities?	Yes - see resume
Do you have time constraints that would limit your ability to attend one to two meetings a month?	n/a
IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC.)	IHSSANE LECKEY - Resume.pdf

Email not displaying correctly? [View it in your browser.](#)

8.B.

Ihssane Leckey
(718) 873 - 6629
ihssane.leckey@gmail.com

Ihssane is a former Wall Street regulator with the Federal Reserve where she led efforts culminating in the largest actions taken to hold the biggest financial institutions in the world accountable post 2008 financial crisis and to prevent major economic crises and protect jobs and working families. A leader in her community on issues of racial justice, education equity and the environment, she has worked to build multi-racial, multi-faith and multi-generational solidarity, most recently as a [Congressional candidate in Massachusetts](#)' fourth district, and also through local, state and national organizing. As the first North African woman candidate in U.S. history, Ihssane has been credited with centering the debate on the global climate crisis and local environmental issues, helping her turnout and win a plurality of the youth and democratic working class vote in a crowded field. After immigrating to the US from Morocco in 2005, she worked sub-minimum wage jobs to put herself through community college. She earned a Women in Math scholarship to attend Boston University where she studied Economics and Math leading her to a career in public policy, public finance and economics.

PROFESSIONAL EXPERIENCE

FEDERAL RESERVE, Special Examiner, 2014-2018

- Implemented the [Dodd-Frank Wall Street Reform and Consumer Protection Act](#) to regulate and monitor the largest banks and complex financial institutions by incorporating the lessons learned from the 2008 financial crisis and ensure these financial institutions are held accountable in meeting their obligations to creditors and counterparties while continuing to lend to households and businesses
- Successfully led teams responsible for stress testing large financial institutions to ensure they could withstand future economic crises
- Led collaboration between OCC, FDIC, CFPB, the Federal Reserve, academia and industry to create efficient and well-informed regulation

PUBLIC RESOURCES ADVISORY GROUP, Public Finance Analyst, 2012-2013

Provides independent financial advisory services nationally, with focus on ongoing engagements with public-sector clients.

- Helped the city retire \$289 million in bonds after the city of Harrisburg, PA faced [a potential default](#) and enabled city leadership to obtain bullet loan repayment from the State of Pennsylvania
- Performed funding analysis on approximately 130 municipal debt issuances ranging in size from \$19 million to over \$1 billion

PHILABUNDANCE, External Affairs Associate - Policy, 2011-2012

Delaware Valley's largest hunger relief organization, acquiring, rescuing and distributing food to 90,000 people weekly.

- Researched the economics of agricultural subsidies and the availability of affordable food sources in low-income communities
- Proposed a plan of political action to lobby and influence the state of Pennsylvania to extend aid to populations stricken by hunger

COMMUNITY LEADERSHIP (abbreviated)

- Advisory Board of Rank The Vote US and Honorary Co-Chair of Yes on 2 RCV Massachusetts
- Brookline Public Schools Parents Advisory Committee
- Leadership team of Brookline Racial Justice and Equity
- People of Color Coalition
- Sisterhood of Salaam Shalom
- Member of 350 Mass Action
- Organizer in the Sunrise Movement

EDUCATION

BOSTON UNIVERSITY, SCHOOL OF ARTS AND SCIENCES, Bachelor of Arts in Economics and Mathematics, 2008-2010

BOROUGH OF MANHATTAN COMMUNITY COLLEGE, 2006-2007

Languages: Fluent in English, Modern Standard Arabic, French and Moroccan.



Brookline Conservation Commission (As of 1/15/21)

MEMBERSHIP, APPOINTMENT, TERM

(a) The Commission shall consist of **seven members** (excluding associates), all of whom shall be appointed by the Select Board to serve for a term of three years. There are currently two vacant positions on the Commission.

(b) The initial appointments shall be made for staggered terms as follows: the term of one members shall expire after one year, the terms of two members shall expire after two years, and the terms of four members after three years. When a vacancy occurs, an appointment shall be made by the Select Board. The Commission shall recommend to the Board of Selectmen candidates to fill vacancies. A person is not precluded from serving more than one term. Commissioners must be residents of the Town of Brookline.

MEMBERS:

1. **Pamela Harvey**.....Term expires 2019
2. **Werner Lohe**Term expires 2020
3. **Marcus Quigley**Term expires 2021 – Chair
4. **Roberta Schnoor**Term expires 2021 – Vice Chair
5. **Pallavi Kalia Mande**.....Term expires 2021
6. **Vacancy**Term expires 2020
7. **Vacancy**.....Term expires 2019
8. **Marian Lazar**Term expires 2017 – Associate

THIS IS A SEVEN MEMBER BOARD

Will Corrdin interviewed for appointment on 12/18/20

Samuel Burrington interviewed for appointment on 12/18/20

Werner Lohe interviewed for reappointment on 1/12/21

Marian Lazar interviewed for reappointment on 1/12/21

Pamela Harvey interviewed for reappointment on 1/19/21

**BOARD AND COMMISSION
REAPPOINTMENT INTEREST
FORM**

NAME Pamela D. Harvey

ADDRESS [REDACTED]

HQ [REDACTED] HQNE# [REDACTED]

WORK PHONE# Same

E-MAIL ADDRESS [REDACTED]

MEMBER OF – BOARD/COMMISSION Conservation Commission

DO YOU WISH TO BE REAPPOINTED: YES X NO

LIST ACCOMPLISHMENTS IN THE LAST THREE YEARS Participated in review, site visits, and issuance of wetlands permits. Assisted with the Open Space Plan, in particular a supporting project to review the deeds of town-owned parcels to confirm Article 97 implications. Assisted with interpretation of conservation restrictions and consideration of new restrictions.

FUTURE GOALS: Review of wetlands bylaw regulations for potential revisions related to climate change.

New Common Victualler / Entertainment

Applicant: Bozan Yang
DBA: OneZo/ZZDessert
Location: 1376a Beacon Street Brookline, MA 02446

Application Details:

Application for a new Common Victualler for Bozan Yang d/b/a OneZo/ZZDessert at 1376a Beacon Street. Hours of operation will be Monday –Sunday 11:00 am to 10:00 pm. Seating will consist of 12 seats.

Application for an Entertainment license for Bozan Yang d/b/a OneZo/ZZDessert at 1376a Beacon Street. Entertainment will consist of radio and televisions Monday –Sunday 11:00 am to 10:00 pm.

Reports (Attached):

Health Department (Approved)
Building Department (Approved)
Police Department (Approved)
Fire Department (Pending inspection. Location has not started construction)

Checklist for Common Victualler w/o Alcohol



- ☒ Common Victualler Application
 - ☒ Description of Operations
 - ☒ Copy of menu
 - ☒ Vote of Corporation
 - ☒ Litter Letter
 - ☒ Renovation Form
 - ☒ License Interview Form
 - ☒ State Tax Verification Form
 - ☒ Three letters of reference
 - ☒ License surrendered letter from previous owner (if applicable)
 - ☒ A set of: a description, illustration, and/or detailed plans
 - ☒ Entertainment Application
 - ☒ Outdoor Seating Application
-
- ☒ Report from Brookline Police
 - ☒ Report from Building
 - ☐ Report from Fire *Pending*
 - ☒ Report from Health
 - ☒ DPW (Outside seating only)



**TOWN OF BROOKLINE
DEPARTMENT OF PUBLIC HEALTH**

11 Pierce Street, Brookline, Massachusetts, 02445
Telephone: (617) 730-2300 Facsimile: (617) 730-2296
Website: www.brooklinema.gov

Our vision is an inclusive community that is healthy, safe, connected & equitable for all!

Dr. Swannie Jett, DrPH, MSc
Director of Public Health
& Human Services

**BROOKLINE DEPARTMENT OF PUBLIC HEALTH
M E M O R A N D U M**

To: Melvin Kleckner,
Town Administrator
for the Select Board

From: Dr. Swannie Jett, SJ
Director of Public Health and Human Services

Date: January 11, 2021

Re: OneZo/ZZDessert
1376A Beacon St
Bozan Yang, Applicant

Please be advised that the Department of Public Health has no objection to the issuance of a Common Victualler/Entertainment recommendation to the above noted establishment.

This recommendation is under the following conditions:

- The operator must complete the Department of Public Health Town of Brookline Business Reopening Packet for Restaurants.
- The establishment is renovated to comply with Health Code requirements.
- The operator maintains Food Safety and Allergy Awareness Certification

9.A.

- An odor control system should be installed and maintained to prevent excessive cooking odors should the Department receive valid nuisance complaints.
- The establishment receives a pre-operational inspection before the license is released.
- All required applications and fees are submitted to Department as required.
- The establishment must comply with the Town By-Laws on the use of artificial Trans-Fats, Polystyrene and Offering Public Water.

S:food SelectBoard:CVFoodEnt20



SUPT. MARK P. MORGAN
ACTING CHIEF OF POLICE

BROOKLINE POLICE DEPARTMENT
Brookline, Massachusetts

Sergeant David Hill
Patrol Supervisor
Brookline Police Dept.
617-730-2654
dhill@brooklinema.gov

January 10, 2021

TO: Superintendent Morgan

RE: Common Victualler License – ONE ZO/ZZ DESSERT

Sir,

I received a memorandum from Town Hall regarding a request by Bozan Yang on behalf of PiXiu Inc. for a new Common Victualler License at 1376A Beacon St. This location was previously occupied by a retail store. The new location will be a Chinese tea store doing business as *ONE ZO/ZZ DESSERT*. Business hours will be 11:00AM to 10:00PM seven days a week. At this time there are renovations planned, and the existing space appears sufficient for the requested indoor seating capacity of 12. There is no request for outdoor seating, and there will not be alcohol on the premises.

Bozan Yang appears to have experience in the food industry and has previously held Common Victualler licenses in the City of Boston, and *One Zo* has several other locations in the Greater Boston area. Mr. Yang's application includes references from individuals that know him both personally and professionally, and there have been no documented interactions with this police department. I find no public safety reasons to deny this license.

Included in this application is a request for an entertainment license for radio and television use during hours of operation. This is consistent with the licenses of similar common victuallers, and I have no objections to this request.

Respectfully submitted,

Sgt. David Hill S-14



Public Safety Building, 350 Washington Street, Brookline, Massachusetts 02445
Telephone (617) 730-2249 ♦ Facsimile (617) 730-8454



TOWN of BROOKLINE
Massachusetts

BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

INTEROFFICE MEMORANDUM

Date: January 11, 2021

To: Melvin Kleckner
Town Administrator

From: Daniel Bennett
Building Commissioner

Re: **1376A Beacon Street** - Application from Bozan Yang, Vice President, d/b/a OneZo/ZZDesert, for a Common Victualler and Entertainment License (Radio & Television) at 1376A Beacon Street, with seating capacity of 12 and hours of operation Monday - Sunday 11am-10pm (your memo dated December 22, 2020).

The subject premises is located in a G-1.75 (CC) Coolidge Corner (General Business) Business District. The use as a restaurant of less than 5,000 square feet is permitted as of right per Section 4.07, Use #30 of the Town of Brookline Zoning By-Law.

The applicant is reminded that all signs and advertising devices require permits prior to installation and must be approved pursuant to the Zoning By-Law. It should also be noted that all building, plumbing, gasfitting, wiring and mechanical work requires permits from the Building Department. In addition a new Certificate of Inspection will be required once the renovation work is completed and a Certificate of Occupancy has been issued.

If an odor problem occurs as a result of this use an odor control system designed and stamped by a registered professional engineer must be installed with a maintenance and cleaning schedule approved by the Building Department.

The Building Department has no objection with the application from Bozan Yang, Vice President, d/b/a OneZo/ZZDesert, for a Common Victualler and Entertainment License (Radio & Television) at 1376A Beacon Street, with seating capacity of 12 and hours of operation Monday - Sunday 11am-10pm.



OFFICE OF SELECT BOARD
333 WASHINGTON STREET
BROOKLINE, MA 02445
(617) 730-2200

APPLICATION FOR COMMON VICTUALLER LICENSE

12/18/2020

DATE: _____

1376a Beacon St, Brookline MA 02446

LOCATION: _____

Bozan Yang

APPLICANT: _____

INDIVIDUAL/PARTNERSHIP/CORPORATION

OneZo/ZZDessert

D/B/A: _____

BUSINESS OWNERSHIP- INDIVIDUAL/PARTNERS/CORPORATE OFFICERS:

JingYe Chen President Text jingye999@gmail.com

NAME	TITLE	EMAIL ADDRESS
[REDACTED]	[REDACTED]	[REDACTED]

TELEPHONE #	ADDRESS
Bozan Yang	Vice President yang.bozan@gmail.com

NAME	TITLE	EMAIL ADDRESS
[REDACTED]	[REDACTED]	[REDACTED]

TELEPHONE #

ADDRESS

Wei Zhang

Treasuer

onezobrookline@gmail.com

NAME

TITLE

EMAIL ADDRESS

TELEPHONE #

ADDRESS

HAVE YOU PREVIOUSLY HELD A COMMON VICTUALLER LICENSE IN BROOKLINE/ELSEWHERE? Yes
 IF YES, LOCATION: AND DATES: Boston MA 02111, 2013-Present

IF NOT, DO YOU HAVE PRIOR EXPERIENCE IN THE FOOD SERVICE BUSINESS? Yes.
 IF YES, LOCATION: AND DATES Boston MA 02111, 2013 to Present

HOURS OF OPERATION FOR FOOD SERVICE:

DAYS: Monday - Sunday HOURS: 11AM - 10PM

DAYS: _____ HOURS: _____

DAYS: _____ HOURS: _____

HOURS OF OPERATION FOR ALCOHOLIC BEVERAGES SERVICE: (If applicable)

DAYS: _____ HOURS: _____

DAYS: _____ HOURS: _____

DAYS: _____ HOURS: _____

PLEASE NOTE:

THE TOWN'S PREPARED FOOD SALES REGULATIONS SET THE PERMISSIBLE HOURS OF FOOD SALES.

MENU: (GENERAL TYPE OF FOOD SERVED)

Tea

FLOOR SPACE SQ. FT. 1,000sqftBYOB: Will you permit patrons to bring their own alcoholic beverages onto the premises? no

(If yes, please be aware of applicable Town regulations governing BYOB.)

SEATING CAPACITY: 12 INSIDE: _____ OUTSIDE: _____Outside seating only applicable for 6 months from April 15th – October 15th.

(Please attach plan showing location and layout of outdoor seating.)

If outdoor seating is proposed to be located on any portion of the public sidewalk that is Town property, this application must be accompanied by proof that the applicant has secured, and that there is in effect during the period of time for which there will be outdoor seating, a general liability policy naming the Town as an additional insured in a minimum amount of \$250,000.00/\$500,000.00.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with use by the applicant of the Town's portion of a public sidewalk. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's sidewalk resulting from the applicant's use of it, and agrees to indemnify the Town for any expenses the Town incurs in restoring the Town's sidewalk to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use).

Applicant agrees to outside seating terms and conditions: _____

NUMBER OF BATHROOMS : _____ EMPLOYEE: _____ PUBLIC: 1NUMBER OF PARKING SPACES (IF ANY): 0NUMBER OF EMPLOYEES: 4-8

All Common Victualler Licenses are issued subject to and conditioned on the licensee's compliance with Massachusetts General Laws Chapter 140, Section 2 et seq., Article 8.10 of the TownBy-Laws, and the Town's Prepared Food Sales Regulations.

Application Agrees to terms and conditions Bozan Yang

APPLICANT SIGNATURE Bozan Yang TITLE: Vice-President PHONE# [REDACTED]
 EMAIL ADDRESS yang.bozan@gmail.com



VOTE OF CORPORATION

DATE: _____

AT A MEETING OF THE BOARD OF DIRECTORS OF _____

HELD AT: _____ ON: _____

IT WAS DULY VOTED THAT THE CORPORATION APPLY TO THE LICENSING BOARD FOR THE
TOWN OF BROOKLINE FOR A

(TYPE OF LICENSE)

FOR THE YEAR _____ TO BE EXERCISED ON THE PREMISES LOCATED AT

VOTED: TO AUTHORIZE _____ TO
SIGN

THE APPLICATION FOR THE LICENSES IN THE NAME OF _____

_____ AND TO EXECUTE ON ITS
BEHALF ANY NECESSARY PAPERS, AND TO DO ALL THINGS REQUIRED RELATIVE TO THE
GRANTING OF THE LICENSE.

THIS CORPORATION HAS _____ BEEN RESOLVED.

A TRUE COPY

ATTEST: _____

CLERK



RENOVATION FORM

IF RENOVATIONS ARE BEING MADE TO LOCATION: PLEASE DESCRIBE IN DETAIL WHAT RENOVATIONS WILL BE MADE, DATE AND SIGN BELOW.

(1) Making a counter in the store for employees to make tea's and taking orders.

(2) Renovating the basement for a dry storage area.

(3) Remaking the restroom for customer use.

(4) _____

(5) _____

(6) _____

(6) _____

DATE: 12/18/2020 SIGNATURE OF APPLICANT: Bozan Yang

(PLEASE SUBMIT THREE SETS OF PLANS)

LICENSE INTERVIEW FORMTYPE OF LICENSE APPLYING FOR: Common VictuallerNAME: Bozan YangADDRESS: [REDACTED]EMAIL ADDRESS: yang.bozan@gmail.comPHONE #: [REDACTED]PLACE OF BIRTH: Guangzhou ChinaFATHER'S NAME: Yue Hua Yang MOTHER'S MAIDEN NAME: HuangARE YOU A CITIZEN? YES ☒ NO ☐ ALIEN CARD # _____ARE YOU A VETERAN: YES ☐ NO ☒

RESIDENCES FOR LAST FIVE YEARS

DATE: 2014-2019 LOCATION: Boston, MADATE: 2019-2020 LOCATION: Braintree, MA

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

EDUCATION

DATE: _____	LOCATION: University of Massachusetts Boston
DATE: _____	LOCATION: Josiah Quincy Upper School
DATE: _____	LOCATION: Josiah Quincy Middle School
DATE: _____	LOCATION: _____

EMPLOYMENT HISTORY

DATE: 2020	LOCATION: _____	POSITION Analyst
DATE: 2020	LOCATION: Chinatown	POSITION Waiter
DATE: _____	LOCATION: _____	POSITION _____
DATE: _____	LOCATION: _____	POSITION _____
DATE: _____	LOCATION: _____	POSITION _____

SIGNATURE: Bozan Yang	DATE: 12/18/2020
------------------------------	-------------------------

(PLEASE SUBMIT THREE CHARACTER REFERENCES WITH APPLICATION)



STATE TAX VERIFICATION FORM

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes as required under law.

Bozan Yang

*Signature of Individual

By: Corporate Officer



** Social Security #

Voluntary or Federal ID #

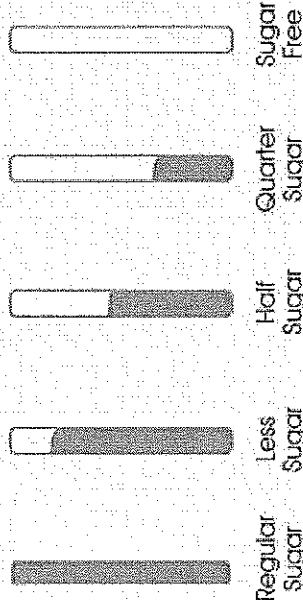
*This license will not be issued unless this certification clause is signed by the applicant.

**Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law Chapter 62C, Section 49A.

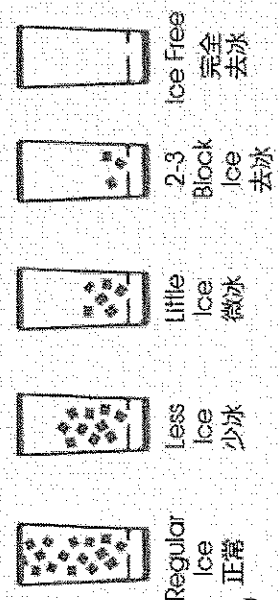
加料區 Topping Series

白玉珍珠 White Bubble	0.75	芒果珍珠 Mango Bubble	0.75
黑糖珍珠 Brown Sugar Bubble	0.75	起司奶蓋 Cheese Foam	1.00
芝麻珍珠 Black Sesame Bubble	0.75	紅豆 Red Bean	0.50
地瓜珍珠 Sweet potato Bubble	0.75	椰果 Coconut Jelly	0.50
菊花珍珠 Chrysanthemum Bubble	0.75	仙草 Herbal Jelly	0.50
紫心珍珠 Taro Bubble	0.75	布丁 Pudding	0.50
仙人掌珍珠 Cactus Bubble	0.75	水晶珍珠 Crystal Bubble	0.75
抹茶珍珠 Matcha Bubble	0.75		

Sugar Level



Ice Level



芝芝甜品 ZZ DESSERT

\$8.5

ORIGINAL CHEESE SOUFFLE
芝芝原味舒芙蕾

\$9.5

BROWN SUGAR BUBBLE SOUFFLE
芝芝黑糖珍珠舒芙蕾

\$9.5

DORITO CHOCOLATE SOUFFLE
芝芝巧克力脆皮舒芙蕾

\$9.5

SEAFOOD PORK FLOSS SOUFFLE
芝芝海鮮肉鬆舒芙蕾

\$9.5

MATCHA & RED BEAN SOUFFLE
芝芝抹茶紅豆舒芙蕾

\$9.5

CHEESE MANGO SOUFFLE
芝芝芒果舒芙蕾

\$9.5

CREAM BRULEE SOUFFLE
芝芝焦糖舒芙蕾

\$9.5

CHEESE STRAWBERRY SOUFFLE
芝芝草莓舒芙蕾



9.A.

運人精神，把一件事做到最好，一生懸命，將最好的堅持下去。
丸作出品，吃得到我們的誠意。

83 Harrison Ave. Boston, MA 02111 (Chinatown)
T: (617) 982-6985

145 Brighton Ave. Allston MA 02134
T: (617) 903-3534

19 Billing Rd. Quincy MA 02171
T: (617) 481-2723

619 Main St. Waltham MA 02452
T: (781) 209-0521

129 Water St. #4 Worcester MA 01604
T: (774) 243-6195

96 Pleasant St. Malden 02148

Before placing your order, please inform your server if a person in your party has a food allergy.

丸作・經典 Oneto Signature Series

☺	港式奶茶	4.00	4.75
	Hong Kong Style Milk Tea		
☺	琥珀黑糖珍珠	4.75	5.50
	Brown Sugar Bubble Latte		
☺	小黑洞拿鐵 (無珍珠)	4.50	5.25
	Hong Kong Style Milk Tea		
☺	丸作水果茶	4.75	4.75
	OneZo Real Fresh Fruit Tea		
☺	滿杯紅柚	6.25	6.25
	Grapefruit Green Tea		
☺	蜂蜜菊花茶	4.50	5.25
	Chrysanthemum Honey Tea		

純沏茶 Brewed Tea Series

☺	初摘茉莉綠	3.75	4.50
	Jasmine Green Tea		
☺	阿薩姆紅茶	3.75	4.50
	Assam Black Tea		
☺	台灣四季春	3.75	4.50
	Four Season Spring Tea		
☺	琥珀鐵觀音	3.75	4.50
	Oolong Tie Guan Yin		
☺	菊花茶	3.75	4.50
	Chrysanthemum Tea		
☺	手作冬瓜茶	3.75	4.50
	Nature Melon Tea		
☺	國寶冬瓜茶	3.75	4.50
	Oolong Tie Guan Yin		
☺	菊花冬瓜茶	3.75	4.50
	Chrysanthemum Tea		
☺	冬瓜烏龍	3.75	4.50
	Wintermelon Oolong Tea		

奶蓋茶系列 Mustache Series

☺	奶蓋綠茶	4.50	5.25
	Milk Foam Green Tea		
☺	奶蓋紅茶	4.50	5.25
	Milk Foam Black Tea		
☺	奶蓋烏龍茶	4.50	5.25
	Milk Foam Black Tea		
☺	奶蓋冬瓜	4.50	5.25
	Milk Foam Wintermelon		

拿鐵系列 Latte Series

☺	蜂蜜紅茶拿鐵	4.50	5.25
	Honey Black Tea Latte		
☺	綠茶拿鐵	4.50	5.25
	Green Tea Latte		
☺	烏龍拿鐵	4.50	5.25
	Oolong Tea Latte		
☺	紅茶拿鐵	4.50	5.25
	Black Tea Latte		
☺	芋治抹茶拿鐵	5.00	5.75
	Matcha Latte		
☺	泰式奶茶	5.00	5.75
	Thai Tea Latte		
☺	草莓鮮奶	5.00	5.75
	Strawberry Fresh Milk		

奶茶系列 Milk Tea Series

☺	招牌奶茶	4.50	5.25
	OneZo Milk Tea		
☺	招牌奶綠	4.50	5.25
	OneZo Green Milk Tea		
☺	烏龍奶茶	4.50	5.25
	Oolong Milk Tea		
☺	奧利奧奶茶	4.50	5.25
	Oreo Milk Tea		
☺	黑糖奶茶	5.00	5.75
	Brown Sugar Milk Tea		
☺	焦糖奶茶	5.00	5.75
	Burny Caramel Milk Tea		
☺	芋頭奶茶	5.00	5.75
	Taro Milk Tea		
☺	芋頭奶綠	5.00	5.75
	Taro Green Milk Tea		
☺	草莓奶茶	5.00	5.75
	Strawberry Milk Tea		

特調系列 Creative Series

☺	國寶冬瓜檸檬	4.50	5.25
	Natural Melon Lemon		
☺	蜂蜜綠茶	4.50	5.25
	Honey Green Tea		
☺	蜂蜜檸檬	4.50	5.25
	Honey Lemon Tea		
☺	梅子綠茶	4.50	5.25
	Plum Green Tea		
☺	冬瓜梅飲	4.50	5.25
	Plum with Natural Melon Tea		
☺	蜜檸檬冰茶	4.50	5.25
	Plum with Honey Lemon Tea		
☺	養樂多綠茶	4.50	5.25
	Yogurt Green Tea		
☺	檸檬養樂多	4.50	5.25
	Lemon Yogurt		
☺	草莓養樂多	4.50	5.25
	Strawberry Yogurt		
☺	芒果養樂多	4.50	5.25
	Mango Yogurt		
☺	百香綠茶	4.50	5.25
	Passionfruit Green Tea		
☺	草莓綠茶	4.50	5.25
	Strawberry Green Tea		
☺	大桔四季春	4.50	5.25
	Citrus Spring Tea		
☺	大桔鳳梨膏	4.50	5.25
	Citrus Pineapple Spring Tea		
☺	芒果綠茶	4.50	5.25
	Mango Green Tea		
☺	大桔冬瓜茶	4.50	5.25
	Citrus Wintermelon Tea		
☺	蜂蜜檸檬紅茶綠茶	4.50	5.25
	Honey Lemon Black / Green Tea		

冰沙系列 Slush Series

☺	芒果奶昔	4.75	5.55
	Mango Milkshake		
☺	草莓奶昔	4.75	5.55
	Strawberry Milkshake		
☺	咖啡奶昔	4.75	5.55
	Coffee Milkshake		
☺	百香果冰沙	5.50	6.25
	Passionfruit Slush		
☺	芋頭鮮奶冰沙	5.50	6.25
	Taro Milk Slush		
☺	抹茶鮮奶冰沙	5.50	6.25
	Matcha Milk Slush		

只做冷飲 COLD ONLY ☺ 熱門飲品 TOP SELLERS

丸的職人 丸作食茶。

- ☺ 鮮果類建議半罐以上
We recommend getting half sugar or more for drinks with fruits.
- ☺ 所有飲品皆現點現做，感謝你的耐心等待。
All drinks are made to order, thank you for your patience.
- ☺ 珍珠皆以當日現場提供為主
Tapioca selections may differ depending on the menu.
- ☺ 如果你有任何食物過敏，請通知我們的工作人員，謝謝。
Please inform us if a person in your party has any type of food allergy.

9.A.

To Officials of Brookline,

This letter is regarding PiXiu Inc. DBA as OneZo/ZZ Dessert operations. OneZo is a franchise brand from China of a tea store and has 6 stores throughout Massachusetts. Customers come inside to order at the counter, and the tea is prepared through trained employees. Our hours are 11AM – 10PM, we would be opened Monday to Sunday. Our main target customers is based on foot traffic and will also be cooperating with delivery companies. In the store (1376A Beacon St, Brookline MA) we have personal parking spots behind our building and that's the mode of transportation I would be using.

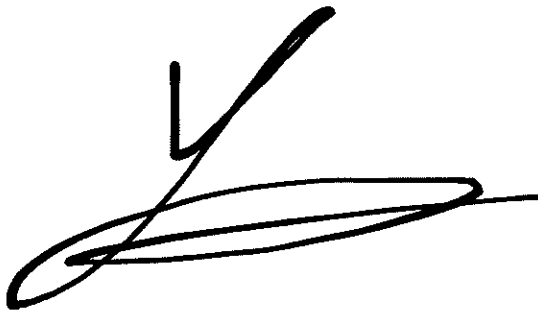
If there are further questions about the operations of OneZo, please contact me at:

yang.bozan@gmail.com

781-888-6689

Sincerely,

Bozan Yang, Vice President of PiXiu Inc. DBA as OneZo/ZZDessert

A handwritten signature in black ink, consisting of a stylized 'B' followed by a horizontal line and a diagonal stroke.

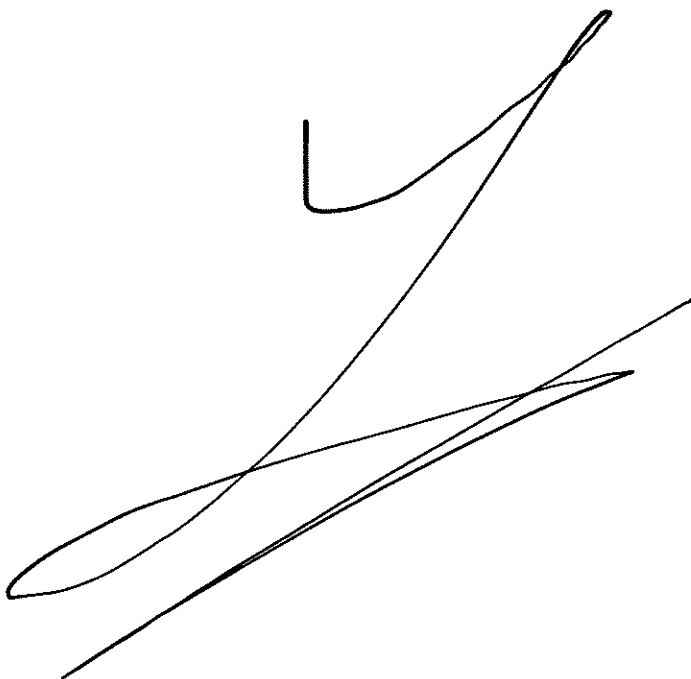
To Officials of Brookline,

This letter is regarding PiXiu Inc. DBA as OneZo/ZZ Dessert plan for the control of elimination of litter. As a tea store, we will have very little amount of litter throughout the week. We have a dumpster location behind our doors at 1376a Beacon St building and the litter will be disposed three times throughout the week by a litter disposal company. We do not expect any litter anything bigger than a 40 x 45" black plastic bag.

If there are further questions about the control of elimination of litter for OneZo, please contact me at:

yang.bozan@gmail.com
781-888-6689

Sincerely,
Bozan Yang, Vice President of PiXiu Inc. DBA as OneZo/ZZDessert

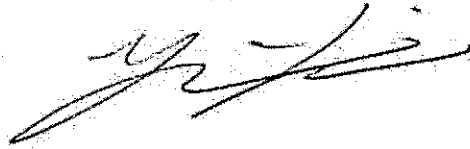
A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping horizontal stroke at the bottom.

To Officials of Brookline,

My name is Tiffany(Ying Huang) CEO of OneZo, and also a business owner. I am writing this letter to break down Bozan Yang's personality and characteristics. He is a hard-working young man who has a great mindset of how to achieve his goals by doing more. Bozan is very kind to everyone he connects with. It's my honor to write a characteristic because I've known him for more than 6 years and ever since then we've become good friends. He looks for ways to achieve his goals in a short amount of time as well. For example, at such a young age while in school he would come ask me about stuff that school doesn't teach such as; taxes, buying a house, future plans, and investments. Such a young motivated learner. In addition he has a great personality! The moment he graduated, Boza came to me and asked for the franchise to open OneZo. A very mature man sort to speak, knowing that he wants to become a businessman for a career.

Sincerely,
Tiffany Ying Huang

Questions or concerns, please feel free to contact me.
Email: tiffanypanda@hotmail.com



To Board of Brookline,

I'm happy to provide a character reference for Bozan Yang. I have known him for almost five years: a dependable, responsible, and honest guy. He's always looking out for colleagues and willing to give out a hand when needed. He always shows his professionalism during work and takes care of his family. On top of all that, he is a really optimistic guy who is an entrepreneur trying to join many other business industries as well. He is in the process of getting his real estate license as of right now, and at the same time working full-time while trying to open a small business. His character is really kind and caring to one another, and doesn't hesitate to help others when needed. Even such when it benefits him in no other way.

I am more than happy if you have any further questions about my Bozan Yang. My number is 617-407-5131, please give me a call whenever it's needed.

Sincerely,



Eric Wu

12.21.2020

9.A.

Hi To Whoever It May Concern,

My name is Piseth Cheav, owner of GongCha at Malden MA. I've met Bozan Yang when he was around 15 years old with a drive and passion to open his own business. I'm glad he asked me to write him a character reference. He is a really kind, self-motivated person who wants to become part of the business industry and he adapts to new environments very quickly. He has a kind heart and willing to go and do more things. He once told me, "the more I learn, the more skills I will have", and I know that he's one passionate person who wants to continue achieving more out of life. He is very hard working and he just graduated college this May. He was supposed to go search for a 9-5 job and then the pandemic hit. However in a shock he told me he was going to join the business industry of opening a tea store in Brookline. He doesn't just have the goals, he has actions that proves his words. As the pandemic hit, he didn't waste anytime trying to wait for jobs to respond to him, but rather invest in a small business. I hope whoever is reading is have a quick understanding of the passion he has for becoming a business owner.

Email: pisethcheav001@gmail.com

Phone: 978 328 4257

Thank You,

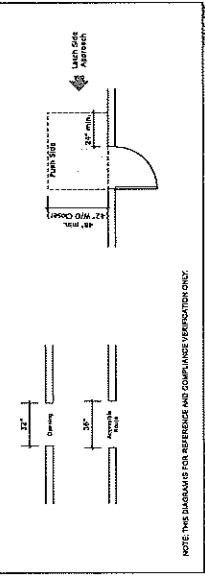
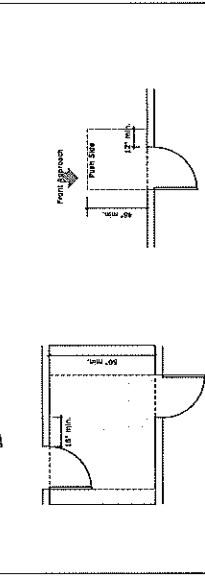
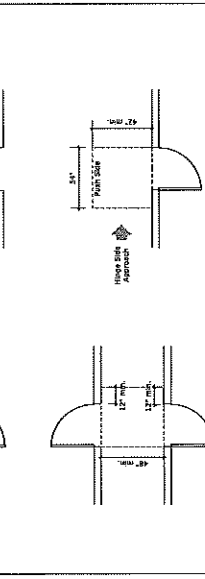
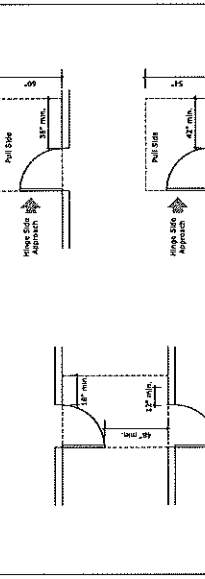
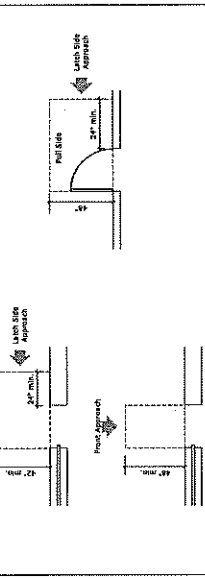
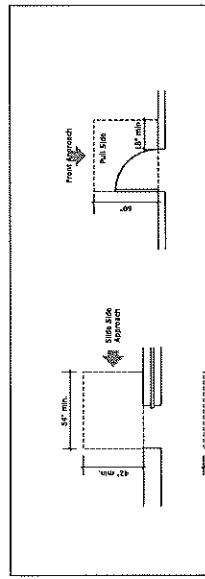
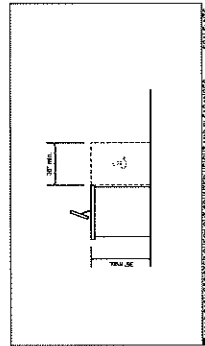
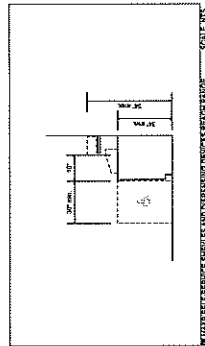
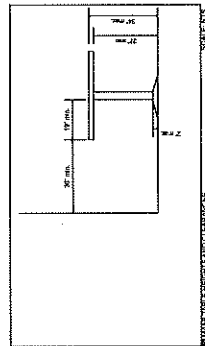
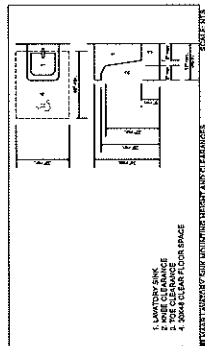
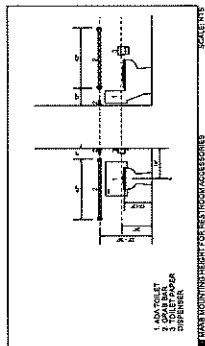
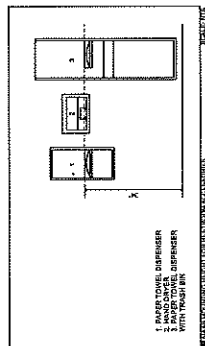
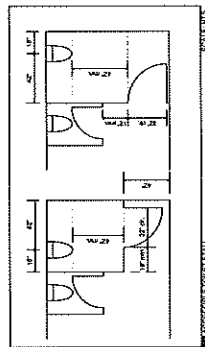
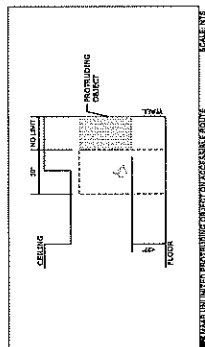
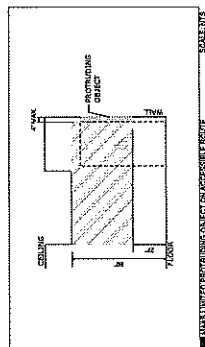
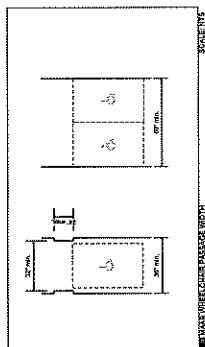
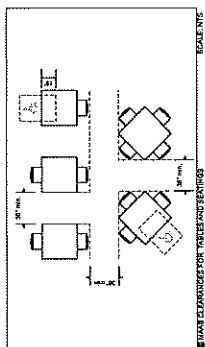
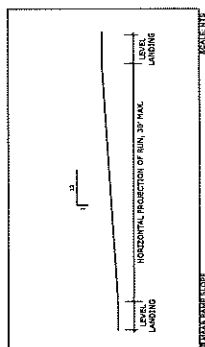


Piseth Cheav
12/21/2020

PEOPLE ARCHITECTS
1700 University Hill, Boston, MA 02116[illegible][illegible]

521 CHR (MAB) NOTES

- [illegible]

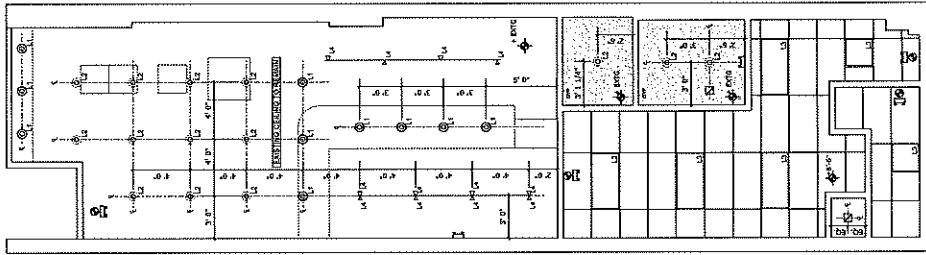
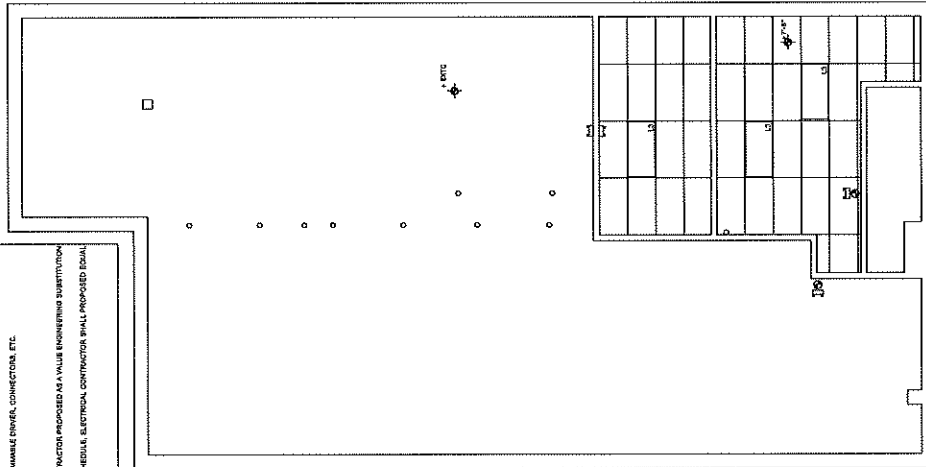


NOTE: THIS DIAGRAM IS FOR REFERENCE AND COMPLIANCE VERIFICATION ONLY.

LIGHT FIXTURES SCHEDULE						
DESIGNATION	MANUFACTURER	MODEL	MOUNTING TYPE	COLOR TEMPERATURE	FINISHABLE	REMARKS
L1	TRD	TRD	PENDANT	3000 K	YES	TO BE SELECTED BY ARCHITECT TO CARRY 100 PERCENT FIXTURE
L2	TRD	TRD	FLUSH	3000 K	YES	TO BE SELECTED BY ARCHITECT TO CARRY 100 PERCENT FIXTURE
L3	CHIEE	CHIEE-R-HP	RECESSED	4000 K	NO	US
L4	E-COUGHT	E-4002FAJ200W	TRUCK LIGHTING	3000 K	YES	US
L5	LITHONIA	MSF LED 30W AMP	RECESSED	3000 K	YES	US
SPOT	TRD	TRD	TRACKING	---	---	FOR SELECT ILL.
FLW	COOPPR	PS-113	WALLWASHING	---	---	US

OPTIONAL CONTRACT NOTES:

BE LET TO PROVIDE ALL NECESSARY ACCESSORIES AND COMPONENTS SUFFICIENT FOR APPROVED EQUAL
SIGNAL INPUTS AND OUTPUTS, THE LOGICAL LOGIC INPUTS AND ALL ACCESSORIES, INCLUDING POWER, CONNECTION, ETC.
AND THE LOGIC SHALL BE DESIGNED FOR ALL LOGIC CONNECTIONS WITH PROTECTED LINES.
THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT SCHEDULE. ELECTRICAL CONTRACTOR SHALL PROPOSED EQUAL
SIGNALS BE PROVIDED AS A SUFFICIENT TERMINAL OF THE AREA OF THE BOARD. ANY LOGIC FUNCTION THAT THE ELECTRICAL CONTRACTOR PROPOSED AS A VALUE ENGINEERING SUBSTITUTION
WITH THIS LOGIC FUNCTION TO MEET THAT THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT SCHEDULE. ELECTRICAL CONTRACTOR SHALL PROPOSED EQUAL

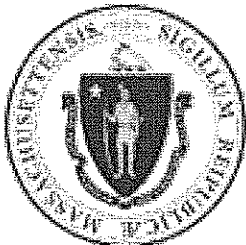


BASMENT

FLOOR PLAN

LEGENDS

- | | | | | | | | | | | | | |
|----------------|------|--------------------|-------------------------|----------------------|------------|--------------------|-------------------|---|------------------|----------------|-----------|----------------------|
| CEILING HEIGHT | EXIT | EMERGENCY LIGHTING | 204 LAY IN CEILING TILE | GYPSUM BOARD CEILING | CENTERLINE | PERIMETER LIGHTING | FLUSH MOUNT LIGHT | 3" ULTRATHIN WHITE DIMMABLE INTEGRATED LED RECESSED LIGHT | TRACK LIGHT HEAD | LINEAR LOW BAY | LED PANEL | RESTROOM EXHAUST FAN |
| | | | | | | | | | | | | |



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001467470

ARTICLE I

The exact name of the corporation is:

PIXIU INC.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		<i>Num of Shares</i>	<i>Total Par Value</i>	
CNP	\$0.00000	1,000	\$0.00	1,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th* day after the articles are received for filing.

Later Effective Date: Time:


ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: JINGYE CHEN
 No. and Street: 1376A BEACON ST
 City or Town: BROOKLINE State: MA Zip: 02446 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	JINGYE CHEN	
TREASURER	WEI ZHANG	
SECRETARY	BOZAN YANG	
VICE PRESIDENT	BOZAN YANG	
DIRECTOR	JINGYE CHEN	
DIRECTOR	BOZAN YANG	
DIRECTOR	WEI ZHANG	

d. The fiscal year end (i.e., tax year) of the corporation:
 January

e. A brief description of the type of business in which the corporation intends to engage:

DESSERT AND NONALCOHOLIC BEVERAGE SHOP

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street: 1376A BEACON ST

City or Town: BROOKLINE State: MA Zip: 02446 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street: 1376A BEACON ST

City or Town: BROOKLINE State: MA Zip: 02446 Country: USA

which is

☒ its principal office ☐ an office of its transfer agent
☐ an office of its secretary/assistant secretary ☐ its registered office

Signed this 28 Day of October, 2020 at 3:01:26 PM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

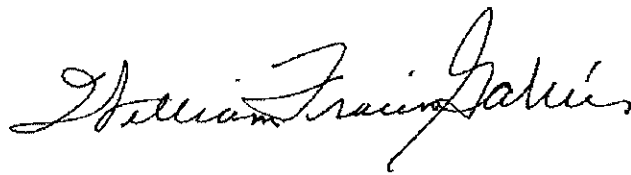
JINGYE CHEN

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

October 28, 2020 02:57 PM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



OFFICE OF SELECT BOARD
333 WASHINGTON STREET
BROOKLINE, MA 02445
(617) 730-2200

ENTERTAINMENT APPLICATION

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 140, SECTION 181 (*183A) OF THE MASSACHUSETTS GENERAL LAWS, THE UNDERSIGNED HEREBY APPLIES FOR A LICENSE FOR THE FOLLOWING FORMS OF ENTERTAINMENT:

Bozan Yang
APPLICANT: _____

OneZo/ZZ Dessert
D/B/A: _____

1376a Beacon St, Brookline MA 02446
LOCATION: _____

TELEPHONE: [REDACTED] EMAIL ADDRESS: yang.bozan@gmail.com

TYPE OF ENTERTAINMENT:

X
(1) RADIO _____ TAPED MUSIC _____ JUKE BOX _____ TELEVISION X
Monday - Sunday 11am 10pm
DAYS: _____ HOURS: FROM: _____ TO: _____

(2) MOVIES _____
DAYS: _____ HOURS: FROM: _____ TO: _____

(3) DANCING _____ PRIVATE _____ PUBLIC _____
DAYS: _____ HOURS: FROM: _____ TO: _____

9.A.

(4) INSTRUMENTAL MUSIC _____ TYPE OF INSTRUMENTS: _____
#OF INSTRUMENTS _____

DAYS: _____ HOURS: FROM: _____ TO: _____

(5) VOCAL MUSIC : _____ #OF VOCALIST: _____

DAYS: _____ HOURS: FROM: _____ TO: _____

(6) EXHIBITION (DESCRIBE): _____

DAYS: _____ HOURS: FROM: _____ TO: _____

(7) FLOOR SHOW (DESCRIBE): _____

DAYS: _____ HOURS: FROM: _____ TO: _____

Bozan Yang

12/18/2020

SIGNATURE OF APPLICANT

DATE

(*SECTION 183A APPLIES ONLY TO COMMON VICTUALLERS, FOOD VENDORS AND INNHOLDERS)

THE FOLLOWING FORMS OF ENTERTAINMENT IF BEING CONDUCTED ON SUNDAYS REQUIRES A
SEPARATE SUNDAY ENTERTAINMENT LICENSE FROM THE COMMONWEALTH OF MASSACHUSETTS
AND REQUIRES A SEPARATE FEE OF \$100:

DANCING

JUKE BOX

LIVE ENTERTAINMENT

Innholder

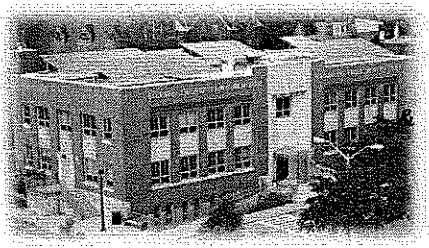
Applicant: Claremont Brookline Suites, LLC
D/B/A: Homewood Suites
Location: 111 Boylston Street, Brookline, Ma 02446

Application Details:

Question of approving application for Claremont Brookline Suites, LLC.
D/B/A Homewood Suites for an Innholder License at 111 Boylston Street
Brookline, Massachusetts. The Innholder Application seeks approval for the
operation of a 134 room hotel.

Reports (Attached):

Health Department (Approved)
Building Department (Approved)
Police Department (Approved)
Fire Department (Approved)



**TOWN OF BROOKLINE
DEPARTMENT OF PUBLIC HEALTH**

11 Pierce Street, Brookline, Massachusetts, 02445
Telephone: (617) 730-2300 Facsimile: (617) 730-2296
Website: www.brooklinema.gov

Our vision is an inclusive community that is healthy, safe, connected & equitable for all!

Dr. Swannie Jett, DrPH, MSc
Director of Public Health
& Human Services

**BROOKLINE DEPARTMENT OF PUBLIC HEALTH
M E M O R A N D U M**

To: Melvin Kleckner,
Town Administrator
for the Select Board

From: Dr. Swannie Jett, SJ
Director of Public Health and Human Services

Date: January 11, 2021

Re: Homewood Suites
111 Boylston Street
Claremont Brookline Suites, LLC, Applicant

Please be advised that the Department of Public Health has no objection to the issuance of an Inn Holder license recommendation to the above noted establishment.

This recommendation is under the following conditions:

- The operator must complete the Department of Public Health Town of Brookline Business Reopening Packet for Restaurants.
- The establishment is renovated to comply with Health Code requirements.
- The operator maintains Food Safety and Allergy Awareness Certification

10.A.

- An odor control system should be installed and maintained to prevent excessive cooking odors should the Department receive valid nuisance complaints.
- The establishment receives a pre-operational inspection before the license is released.
- All required applications and fees are submitted to Department as required.
- The establishment must comply with the Town By-Laws on the use of artificial Trans-Fats, Polystyrene and Offering Public Water.

S:\food SelectBoard:CVFoodEnt20



BROOKLINE POLICE DEPARTMENT
Brookline, Massachusetts

Superintendent Mark P. Morgan
 Acting Chief of Police

To: Superintendent Mark Morgan

From: Lieutenant Derek Hayes

Date: January 1st, 2021

Subj: Homewood Suites, 111 Boylston St., - New Inn Holder License

Sir:

Claremont Brookline Suites, LLC d/b/a Homewood Suites has applied for a new Inn Holder's license at 111 Boylston Street. The Homewood Suites is currently open and fully operational. A liquor license was approved by the Board while the hotel was still under construction in late January/early February of 2016. The liquor license was granted to Rockland Food & Beverage, LLC d/b/a Lully's Café who leases commercial space from the Homewood Suites for the café.

Homewood Suites is seeking the approval for the operation of a 130 room hotel. The hotel includes fitness center, pool and various back support areas with parking below grade. Food service will be provided to the hotel lobby and patio area by Lully's Café.

A vote of the Corporate Board has been submitted allowing Elias Patoucheas to sign the application for the Inn Holder's license in the name of Claremont Brookline Suites, LLC.

I find no reason to deny this application.

Respectfully submitted,

Lieutenant Derek Hayes





TOWN of BROOKLINE
Massachusetts
BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

INTEROFFICE MEMORANDUM

Date: January 11, 2021

To: Melvin Kleckner
Town Administrator

From: Daniel Bennett
Building Commissioner

Re: **111 Boylston Street** – Request from Claremont Brookline Suites, LLC., d/b/a Homewood Suites, Elias Patoucheas, President and Manager, for a Inn Holder License for the operation of a 134 room hotel (your memo dated December 28, 2020)

The subject property is located in a G-2.0 (General Business) Business District and Davis Path Special District G- (DP). The use as a Limited Service Hotel with a restaurant of less than 5,000 square feet is permitted by Special Permit per **Section 4.07, Use #8A** of the Town of Brookline Zoning By-Law.

The Board of Appeals, in Decision 2013-0083, granted the necessary special permits to construct a Limited Service Hotel with 134 rooms, parking garage, restaurant, fitness room and meeting room. The premises conforms to the pertinent provisions of the State Building Code for use as a 134 room hotel.

If an odor problem occurs as a result of this use an odor control system designed and stamped by a registered professional engineer must be installed with a maintenance and cleaning schedule approved by the Building Department.

The Building Department has no objection with the application from Claremont Brookline Suites, LLC. d/b/a Homewood Suites, Elias Patoucheas, President and Manager, for a Inn Holder License for the operation of a 134 room hotel.

Tiffany Souza

From: David A Randolph
Sent: Monday, January 11, 2021 9:39 AM
To: Tiffany Souza
Subject: Homewood Suites – Inn holder – 111 Boylston Street

Hi Tiffany,

The Fire Department sees no issues with the Innholder license for Homewood Suites 111 Boylston St.

Sincerely,

David Randolph
Deputy Chief
Fire Prevention Division
Brookline Fire Department
(617) 730-2266 (o)
<http://www.brooklinema.gov/fireprevention>

OFFICE OF SELECT BOARD
333 WASHINGTON STREET
BROOKLINE, MA 02445
(617) 730-2200

APPLICATION FOR NEW LICENSE
INNHOLDER

DATE: 12/22/20

LOCATION: 111 BOYLSTON STREET

APPLICANT: CLAREMONT BROOKLINE SUITES, LLC

INDIVIDUAL/PARTNERSHIP/CORPORATION

D/B/A: HOMEWOOD SUITES

BUSINESS PHONE: 617-232-1487

BUSINESS OWNERSHIP- INDIVIDUAL/PARTNERS/CORPORATE OFFICERS:

Elias Patoucheas President ELAKESHORE CENTER, BRIDGEWATER, MA 02324 508-279-4300 EPATOUCHEAS@CLAREMONTCORP.COM

NAME	TITLE	ADDRESS	PHONE#	EMAIL ADDRESS
NAME	TITLE	ADDRESS	PHONE #	EMAIL ADDRESS

NAME	TITLE	ADDRESS	PHONE #	EMAIL ADDRESS
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HAVE YOU PREVIOUSLY HELD AN INNHOLDER'S LICENSE IN BROOKLINE / ELSEWHERE?

IF YES, LOCATION: AND DATES: _____

IF NOT, DO YOU HAVE PRIOR EXPERIENCE IN THE INNHOLDER BUSINESS:

IF YES, LOCATIONS AND DATES: _____

PREMISES TO BE LICENSED (STREET & NUMBER): 111 BOYLSTON STREET

PREMISES TO BE LICENSED ARE DESCRIBED AS FOLLOWS: HOMEWOOD SUITES BROOKLINE
130 ROOM HOTEL WITH ONE BOARDROOM, FITNESS CENTER, POOL AND VARIOUS BACK
SUPPORT AREAS, WITH PARKING GARAGE BELOW GRADE

NUMBER OF ROOMS ON: 1ST FL 13 2ND FL 35 3RD FL 32 4TH FL 26
 5TH FL 24 6TH FL 7TH FL 8TH FL 9TH FL

TOTAL NUMBER OF ROOMS WHICH MAY BE RENTED: 130

MAXIMUM NUMBER OF OCCUPANTS: 566

ADDITIONAL FLOORS (INCLUDING BASEMENT; PLEASE IDENTIFY AND DESCRIBE USES):
FIRST FLOOR ALSO INCLUDES PUBLIC SPACE, OFFICE, RESTROOMS, RESTAURANT/BAR,
LAUNDRY FACILITIES, POOL, FITNESS CENTER, BREAK ROOM, MEETING ROOM; PARKING IS LOCATED UNDER
HOTEL

ARE YOU APPLYING TO SERVE FOOD? YES

IF YES, WHERE WILL THE FOOD BE SERVED? (NOTE: NEED A FOOD LICENSE FROM DPH)

IN COMMON AREA(S) (IDENTIFY) HOTEL LOBBY AND PATIO AREA

ROOM SERVICE

RESTAURANT (STATE NAME AND OCCUPANCY) LULLY'S CAFE (88)

OTHER ROOMS (identify)

MENU: (GENERAL TYPE OF FOOD SERVED) BREAKFAST ITEMS, LIGHT APPETIZERS, PUB SANDWICHES

DO YOU HAVE A FULLY EQUIPPED KITCHEN? NO

SIZE OF KITCHEN (SQUARE FEET) 250

RESTAURANTS: Total# Occupants: 88 Total# on off-site/off-street parking spaces
 exclusively dedicated to restaurant use and available at all times when license is being exercised:
 RESTAURANT CATERS TO IN-HOUSE GUESTS AND NOT ADVERTISED TO GENERAL PUBLIC; 4 SPACES

FLOOR SPACE SQ. FT. 1,500

SEATING CAPACITY: INSIDE: 60 OUTSIDE: 28

(Please note: You must apply for and receive permission for outdoor seating (offered seasonally))

DO YOU HAVE A SWIMMING POOL? YES X NO
(NOTE: IF YES, NEED A PERMIT FROM DPH).

NUMBER OF BATHROOMS: EMPLOYEE: 1 PUBLIC: 2

NUMBER OF PARKING SPACES (IF ANY): EMPLOYEE: PUBLIC: 65

NUMBER OF EMPLOYEES: 25

APPLICANT SIGNATURE: 

TITLE: PRESIDENT OF THE CLAREMONT COMPANY, INC., MANAGER OF THE APPLICANT

PHONE# (508) 279-4300

EMAIL ADDRESS: EPATOCHEAS@CLAREMONTCORP.COM

ALL INNHOLDER LICENSES ARE SUBJECT TO APPLICABLE FEDERAL, STATE, AND TOWN LAWS, REGULATIONS AND CODES, INCLUDING MASSACHUSETTS GENERAL LAWS CHAPTER 140, TOWN BYLAWS SECTION 8.10, THE TOWN'S SALE OF ALCOHOLIC BEVERAGES REGULATIONS, AND THE TOWN'S PREPARED FOOD SALES REGULATIONS

VOTE OF CORPORATIONDATE: 12/22/20

 At a meeting of the members of Claremont Brookline Suites, LLC

HELD AT: Bridgewater, MAON: 12/22/20

IT WAS DULY VOTED THAT THE COMPANY APPLY TO THE LICENSING BOARD FOR THE
 TOWN OF BROOKLINE FOR A
Innkeeper's license

(TYPE OF LICENSE)

FOR THE YEAR 2021 TO BE EXERCISED ON THE PREMISES LOCATED AT
111 Brookline Ave.

VOTED: TO AUTHORIZE Elias Patoucheas TO
 SIGN

THE APPLICATION FOR THE LICENSES IN THE NAME OF Claremont Brookline Suites, LLC

 AND TO EXECUTE ON ITS
 BEHALF ANY NECESSARY PAPERS, AND TO DO ALL THINGS REQUIRED RELATIVE TO THE
 GRANTING OF THE LICENSE.

THIS COMPANY HAS SO BEEN RESOLVED.

A TRUE COPY

ATTEST:

 MANAGER



STATE TAX VERIFICATION FORM

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes as required under law.

*Signature of Individual

By: _____
LLC MANAGER

** Social Security #
Voluntary or Federal ID #

*This license will not be issued unless this certification clause is signed by the applicant.

**Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law Chapter 62C, Section 49A.

LICENSE INTERVIEW FORM

TYPE OF LICENSE APPLYING FOR: _____

NAME: Richard RobertoADDRESS: [REDACTED]EMAIL ADDRESS: rroberto@claremontcorp.comPHONE #: [REDACTED]PLACE OF BIRTH: Winchester, MAFATHER'S NAME: Robert J Roberto MOTHER'S MAIDEN NAME: Claire BurkeARE YOU A CITIZEN? YES ☒ NO ☐ ALIEN CARD # _____ARE YOU A VETERAN: YES ☐ NO ☒

RESIDENCES FOR LAST FIVE YEARS

DATE: 9/1/2001-present LOCATION: [REDACTED]

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

EDUCATION

DATE: 1978-1982 LOCATION: Burlington High School

DATE: 1982 - 1987 LOCATION: Bentley University

DATE: LOCATION:

DATE: LOCATION:

EMPLOYMENT HISTORY

DATE: 4/2018-present LOCATION: *Homewood Suites*
BROOKLINE POSITION: *General Manager*

DATE: *1/16 - 4/18* LOCATION: *Hilton Garden Inn*
EAST BOSTON POSITION: *General Manager*

DATE: *5/14 - 12/16* LOCATION: *Hotel Buckminster*
BOSTON POSITION: *General Manager*

DATE: *6/2000 - 11/13* LOCATION: *WYNDHAM CHESTER* POSITION: *General Manager*

DATE: LOCATION: POSITION

SIGNATURE: 

DATE: *12-22-2020*

(PLEASE SUBMIT THREE CHARACTER REFERENCES WITH APPLICATION)

To Whom It May Concern,

My name is Corey Malone and I am writing on behalf of Richard Roberto. I've known him for five years and in that time, he has always behaved in upstanding and exemplary ways. He is an active member of the community and is always concerned with paying it forward and finding ways to better the environments around him. I wholly endorse him both as a successful professional and a beneficial member of the Greater Boston community.

I can be reached at 978-290-7308 if you have any further questions.

Best,

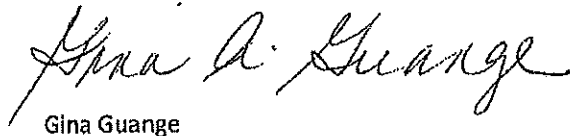
Corey Malone

To whom it may concern:

It is my pleasure to offer a letter of recommendation for Richard Roberto, a person I have known for over twenty years. He is a hard working individual who is dedicated to his family and friends. He was a longtime member of the Chelsea Rotary Club and supporter of the Chelsea Boys & Girls Club. Richard has always been active in the community, raised in Burlington and chose that town to raise his family.

If I can be of further assistance, please contact me at 617-285-1567.

Sincerely,

A handwritten signature in cursive script that reads "Gina A. Guange". The signature is written in dark ink and is positioned above the printed name.

Gina Guange

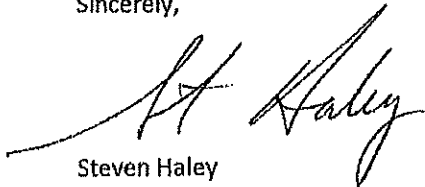
To whom it may concern:

It is my pleasure to offer a letter of recommendation for Richard Roberto, a person I have known for over twenty years. He is a hard working individual who is dedicated to his family and community. Richard and his wife have raised three children, two who have graduated from college and one currently enrolled at Bentley University.

Richard has previously elected as a member of the Burlington Town Meeting and coached both softball and baseball for over 10 years and served on the board of the Burlington Baseball and Softball Association.

If I can be of further assistance, please contact me at 617-571-5478.

Sincerely,

A handwritten signature in black ink, appearing to read "St. Haley", with a long horizontal line extending to the left.

Steven Haley

8 Tiger Row

Georgetown, MA 01833

November 19, 2020

To Whom It May Concern:

I have known Elias Patoucheas for many years. In my current role as Vice President of Hotel Operations for the Claremont Companies we work closely together on the operation of 9 hotels (soon to be 10 with the opening of the Hilton Garden Inn Brookline) located in Massachusetts, Connecticut and New York. Elias has been President of Claremont Companies during this time, and in fact for over 20 years.

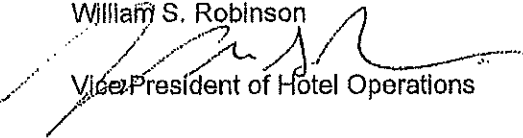
Elias is the type of manager that you always want to work with in the hospitality and real estate industries. He is a hard worker, attentive to details, thorough, and meticulous in his follow up. He has created a great work environment both at our corporate office in Bridgewater as well as at our operating sites because he is clear about his expectations and is quick with praise and appreciation. It is important to Elias that each property and the company overall run smoothly and efficiently and that all of us at Claremont represent ourselves in the very best manner in each of the markets we do business in.

In summary, Elias has the knowledge and experience to ensure that Claremont and the Hilton Garden Inn Brookline make a positive and enduring impact on the community of Brookline.

If you have any questions, please do not hesitate to contact me.

Sincerely,

William S. Robinson



Vice President of Hotel Operations

Claremont Companies LLC

wrobinson@claremontcorp.com

(508) 279-4331

November 19, 2020

To Whom It May Concern:

I have known Elias Patoucheas for many years. In my current role as Chief Financial Officer for the Claremont Companies we work closely together on the operation of 9 hotels (soon to be 10 with the opening of the Hilton Garden Inn Brookline) located in Massachusetts, Connecticut and New York. In addition, we work together on 12 apartment communities that we own and manage all of which are located in Massachusetts. Elias has been President of Claremont Companies during this time, and in fact for over 20 years.

Elias is the type of manager that you always want to work with in the hospitality and real estate industries. He is a hard worker, attentive to details, thorough, and meticulous in his follow up. He has created a great work environment both at our corporate office in Bridgewater as well as at our operating sites because he is clear about his expectations and maintains high ethical standards both personally and at Claremont. It is important to Elias that each property and the company overall run smoothly and efficiently and that all of us at Claremont represent ourselves in the very best manner in each of the markets we do business in.

In summary, Elias has the knowledge and experience to ensure that Claremont and the Hilton Garden Inn Brookline make a positive and enduring impact on the community of Brookline.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Richard Dannenbaum
Chief Financial Officer
Claremont Companies LLC
(508) 279-4305

November 19, 2020

To Whom It May Concern:

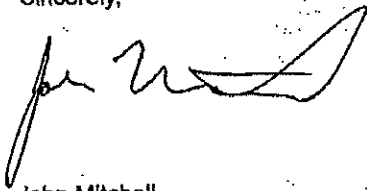
I have known Elias Patoucheas for several years. In my current role as General Manager of the Hilton Garden Inn Brookline, and previously as General Manager of the Homewood Suites Arlington, MA and Hampton Inn Fairhaven, MA, we have worked closely on the hotels' operations. Elias has been President of Claremont Companies during this time, and in fact for over 20 years.

Elias is the type of manager that you always want to work with in the hospitality and real estate industries. He is a hard worker, attentive to details, thorough, and meticulous in his follow up. He has created a great work environment both at our corporate office in Bridgewater as well as at our operating sites because he is clear about his expectations and is quick with praise and appreciation. It is important to Elias that each property and the company overall run smoothly and efficiently and that all of us at Claremont represent ourselves in the very best manner in each of the markets we do business in.

In summary, Elias has the knowledge and experience to ensure that Claremont and the Hilton Garden Inn Brookline make a positive and enduring impact on the community of Brookline.

If you have any questions, please do not hesitate to contact me.

Sincerely,



John Mitchell

General Manager

Hilton Garden Inn Brookline

jmitchell@claremontcorp.com

(781) 953-3682



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
ASteinfeld@brooklinema.gov

Alison C. Steinfeld
Director

TO: Select Board
SUBJ: Alison Steinfeld, Planning Director
SUBJ: 83 Longwood Avenue—Application for a Project Eligibility Letter
DATE: January 14, 2021

Attached please find a draft letter to MassHousing conveying the Town's comments on an application for a Project Eligibility Letter, a precursor to a 40B Comprehensive Permit application, for 83 Longwood Avenue. I am attaching all written public comments I have received to date. You will also be receiving a link to the applicant's power point presentation.

As is our usual practice, I will be available at the January 19th public hearing to incorporate your changes and will then send a final letter for your approval prior to your January 26th meeting.

I will continue to send you any public comments I receive.

January 2021

Michael Busby, Relationship Manager
Massachusetts Housing Finance Agency
One Beacon Street
Boston, Massachusetts 02108

RE: Proposed 40B—83 Longwood Avenue
Brookline, MA
MHD No. 1096

Dear Mr. Busby:

Thank you for the opportunity to provide comments on the application for Site Approval submitted by 83 Longwood Avenue, LLC to construct 64 units of rental housing at 83 Longwood Avenue in Brookline.

The Select Board has requested comments from municipal departments, boards and commissions and held a public hearing on January 19th to solicit input from interested parties. I am attaching written comments submitted to the Select Board relative to this application.

Since there was neither sufficient time nor information for a comprehensive review, the following represents a fairly cursory review of the proposed project.

- While supporting the expansion and preservation of housing opportunities for vulnerable populations, the Select Board laments the growing tendency in essentially fully developed communities like Brookline to replace existing structures with new buildings under the auspices of Ch. 40B. Please note that this is more than a “tendency” in Brookline—the vast majority of the 40B projects in Brookline during the past ten years has involved demolition—including several buildings of historic significance warranting our protection.

The structure at 83 Longwood Avenue is among these significant buildings. Constructed in the third quarter of the 19th century as a single-family home, the building has maintained its original massing and character as well as its relationship to the streetscape. The property provides the area with a sense of greenspace which would have been evident when single family residential dwellings lined the street in the late 19th and early 20th centuries. Even with changes in use since the 1940s as either a lodging house or inn, previous owners retained the structure’s single family appearance, as well as some original elements of the interior, for guests to appreciate.

The proposed demolition of this property is inconsistent with the State’s Sustainable Development Principles that seek to protect and conserve existing resources rather than

destroy them to promote new construction. This principle has become increasingly important as we face the challenges of climate change and the need to minimize the release of embodied carbon and other threats to sustainability associated with demolition.

- The assertion that the structure is seven stories belies the fact that the floor-to-ceiling heights are particularly high—most notably the 18-foot high first floor. While we recognize that several nearby buildings exceed height limitations set forth in our zoning, we remain concerned that the proposed project will overshadow the lower-density properties in the area, most notably those to the south. It is interesting to note that the developer has not provided any perspectives of the building looking north from Stearns Road. The applicant needs to identify ways to minimize the height and massing of the proposed building to relate better to the abutting structures, particularly to its south and west.
- The setbacks are too small particularly relative to the height, leaving little room for landscaping or open space. Virtually the entire site is devoted to a structure.
- While the project proposes 64 units of which 20% or 13 units will be allocated to residents at 50% of AMI, it designates only 19% of the 100 bedrooms as affordable. We request that the developer be instructed to rectify this in order to insure an equitable designation of affordable units.

The Select Board requests that the following comments be addressed in your evaluation of the PEL:

- The proposed building is too high for the parcel and the surrounding context.
- The building lacks reasonable setbacks to properties, overwhelming the site.
- Usable open space, which is essentially non-existent, should be provided for the benefit of the residents.
- The Board defers to the ZBA, staff, and peer reviewers to insure that the site design accommodates safe vehicular, bicycle and pedestrian circulation.
- The Board is relying on our Zoning Board of Appeals to insure that operational plans and site circulation relating to trash, recycling, moving and deliveries are designed to function smoothly, safely and with minimal impact on the neighborhood.
- Naturally, the Town will require that viable accommodations are made for handicap parking including access to the garage by vans and by people with mobility impairments.
- Tenants of affordable units should have the same access to parking as the tenants of market rate units; the former should not be charged for parking. Parking spaces should be reserved for tenants and visitors to 83 Longwood Avenue.
- The developer must commit to work with the ZBA, its peer reviewers and municipal staff to make significant improvements to the design of the building.
- The developer must work with the Fire, Building and Public Works Departments to ensure that all relevant codes and fire apparatus access requirements are met.

11.A.

- The applicant must meet with the neighborhood residents and nearby businesses—individually and/or in groups—to engage in a genuine dialogue to identify and mitigate their concerns.

We also suggest that if the applicant secures a PEL and applies for a Comprehensive Permit, the applicant should submit the following information prior to or as part of an application to the Town's Board of Appeals:

- An actual or virtual 3D model of the proposed project accurately showing abutting and nearby buildings
- An atlas map with an overlay of the proposed site plan showing abutting buildings with setbacks of the proposed building from its property lines
- A comprehensive set of site sections through the building
- A noise study
- A comprehensive shadow study prepared for four distinct times during the day and at equinoxes and solstices from all perspectives
- A traffic and parking circulation study to show how site activities (deliveries, two-way traffic, etc.) will be integrated on the site as well as a parking demand study that will identify potential impacts of this project on the availability of existing on-street parking in the general area. It is recommended that the applicant meet with the Engineering and Transportation Division of DPW to discuss the scope of said studies prior to undertaking same.
- A Zoning Analysis
- A waiver list in tabular form

Thank you for your consideration.

Sincerely,

Bernard Greene, Chair
Brookline Select Board

83 Longwood 40B Proposal – Initial Comments

To: Select Board, Alison Steinfeld
From: Steve Heikin FAIA
Date: January 13, 2021

I am writing to provide some initial comments to the Select Board based on my preliminary review of the PEL submission. These are my personal -- and professional -- concerns, as an architect and urban designer, and do not reflect any official review by the Planning Board. The Planning Board will likely have an opportunity to provide design review if and when this project receives a PEL and is formally submitted to the ZBA. I hope the ZBA will refer the project to the PB for such review at that time.

I am also aware that this project is being submitted as the Town has reached the 10% SHI milestone. While we can and should still welcome the development of 40B projects incorporating affordable housing, we now have more leverage to ensure that these projects meet neighborhood planning standards as well as affordable housing goals.

I believe that this project has a number of major program and design issues. Among other things, it is significantly larger -- in height and site coverage -- than most of the 40Bs submitted before we had our current leverage, with very minimal setbacks. This includes the proponent's own previous project at 45 Marion, which is 6 stories. With only 20% of the units being affordable (although they are at 50% AMI, not 80%), this project only provides 3 more affordable units than would be required just by our current IZ -- 13 vs 10. Assuming, of course, that we would even allow a project of this size and density under our current zoning. Which we would not.

So, like most of our 40Bs, this is really an oversized luxury housing project, but in this case, with not much more affordable housing than we would normally get with a conforming project -- at least proportionally. A 50 unit 40B project with the more typical 25% affordability at 80% AMI would yield the same number of affordable units -- 13. More about this later. (I note, by the way, that the Architect's Narrative states that 25% of the units will meet affordability requirements.)

Height

My primary concerns about this proposal relate to its overall height, FAR, and massing. The project is presented as a 7 story building, of which the residential portion is 6 stories, but at a height of 99 feet, it is the equivalent of a nine-story building. This is in large part because the ground floor is devoted to a triple-stacked mechanical parking system, with a 22-foot floor-to-floor-height. Remaining stories are a generous 12 feet floor-to-floor, with 10 foot ceiling heights, indicating that overall, this design makes no effort to constrain its height.

The height is further exacerbated by the fact that there is a 10 to 15 foot dropoff to the rear of the site, meaning that the abutters to the south will be looking at a 110-115 foot tower, set back only a minimal 8 feet from the rear property line.

FAR (Floor Area Ratio)

The submission's Zoning Summary notes the project's FAR is 4.95. This is almost 2.5 times the underlying allowable FAR of 2.0. The calculated FAR presumably does not include the large area of the ground floor that is devoted to parking, nor does it account for the fact that the ground level is equivalent to two full stories. If this were taken into account, a more accurate FAR – which is an attempt to describe the overall bulk of the building -- would be closer to 7.1 (approximately 14,580 SF per floor x the equivalent of 9 stories/ 18,375 SF lot area).

Massing and Setbacks

This project is fundamentally a “bar” building, with units arranged along either side of a double loaded corridor. Such buildings are typically 60-65 feet wide, which allows a garage level of similar width within the same footprint, often below grade. This building has two parking levels, one at grade, and one below grade, which are in fact approximately 65 feet wide. Such a building would fit comfortably within this 105 foot wide lot, with 20 foot side yards to each side. This building, however, is 90 feet wide, allowing for only a 5 foot side yard to one side, and ten feet to the other side. This is because it also provides a speed ramp to the lower parking level, with an additional 24 feet of building width above, for a total of 90 feet overall.

As a result, many of the units above are 38 to 40 feet deep – unusually deep units with windows on only one wall. Six of the 11 units on each floor have this unusual depth, with windows on only one side. Only one unit of this type is illustrated in the preliminary submission, and it shows a windowless “home office” in the interior of the unit.

Program and Livability

As noted above, there are significant issues within the design that affect the livability of the units. While the units are deep, they are relatively narrow: typical one bedroom units appear to be only 22 feet wide overall, providing a fairly minimal 10 foot wide bedroom and 12 foot wide living area. A two-bedroom unit appears to have only 29 feet of window wall – not even enough for three ten foot wide rooms (two bedrooms and a living room), not to mention taking into account the walls between them. A plan for this unit type is not provided.

Furthermore, I don't believe that the unit areas listed in the application and shown on the plans are accurate; in every case, they appear to measure substantially smaller than their listed areas. Although the units are not themselves dimensioned on the preliminary drawings, based on scaled measurements, I find the following discrepancies for the most common unit types:

Unit Type	SF Area (Application)	SF Area (Plans)	SF Scaled (Approx)
1 BR	900 (average)	701	636
1 BR		737	624
1 BR + Den		945	836
1 BR + Den		994	880
1 BR + Den		1003	893
1 BR + Den		1036	914
2 BR	1300 (average)	1273	1118
2BR		1348	1220
2 BR		1383	1240
3 BR	1492	1508	1368

Parking

The project proposes a parking ratio of 1.53 spaces per unit, and the triple-stacked ground floor parking scheme shown, as noted above, contributes significantly to the excessive massing of the building. It is unclear how this triple-stacked, two-level parking scheme works, and further explanation should be provided. Recent studies show that typical parking demand in recent residential construction is more in the one space per unit ratio, so the amount of parking being proposed seems excessive.

It also appears that there are some 25 spaces on the existing parking lot to the rear and sides of the current building that are rented to neighborhood residents, over and above the spaces reserved for guests of the Beech Tree Inn. Some of these spaces may be used by residents of the adjacent 85-93 Longwood apartment complex, which was formerly under the same ownership as 83 Longwood, and which has no on-site parking of its own. What will happen to the users of these parking spaces?

Presentation

The cover sheet of the November 18 Concept Set presents a perspective view of the proposed building that is misleading in several respects. The survey shows that the adjacent building at 85-93 Longwood (formerly under common ownership with 83 Longwood) is right on the property line at the front of the lot, and set back only 5 feet to the rear. The proposed building is set back 10 feet from this property line, and the ground floor plan shows a transformer pad just behind the front of the building occupying virtually the entire setback area. So there is only ten feet between the corners of the new building and the existing building, with the space filled by a transformer.

However, the rendering shows a green space, filled with landscaping, as wide as the adjacent 20 foot wide driveway entrance. In reality, the corner of the existing building to the left would be right at the edge of the grass area shown, with no landscaping visible. Furthermore, the perspective rendering represents the existing buildings to either side as approximately as tall as the fourth floor of the proposed building. The height at this point is 46 feet. The existing buildings are three stories, and likely not more than 32-35 feet high. Exaggerating the height of these adjacent buildings underrepresents the comparative height of the proposed building.

The survey is also inaccurate in that it shows the existing buildings to the right of the proposed building as only one story, and misrepresents their perimeter and position adjacent to the property line.

Preservation – and Recommendations for Moving Forward

I have not previously addressed one obvious consideration: whether, on this fairly large lot, it would be possible to both preserve the existing Beech Tree Inn structure and create significant new housing, while meeting the affordability terms of 40B. A good nearby example (though not 40B) exists at 70 Sewall Avenue, where a handsome Victorian was moved forward on the site, and a new residential structure erected to the rear of the lot, connected to and integrated with the historic structure, with parking below grade.

11.A.

Another excellent current example is nearly finished construction in Cambridge. See the website for Frost Terrace Apartments near Porter Square in Cambridge, a project that incorporates three existing historic homes with new construction for a total of 40 units that are 100% affordable at 30, 50, and 60% AMI. (www.frostterapts.com)

If preservation is not possible – and it should be seriously explored – I believe this project can and should be scaled back significantly. As noted above, a building approximately 65 feet wide would fit well on this property. With an increased rear yard of at least 20 feet, it should be possible to develop a building of 9 units per floor, with a mechanical parking garage below grade. Using a system similar to what is currently proposed, this below grade parking could accommodate one space per unit. If necessary, the below-grade parking could be extended beyond the building footprint toward the rear. With a first floor reserved for lobby, amenity space, five units, and parking access, the five upper floors could accommodate 45 units for a total of 50 units. With 25% affordable units (at 80% AMI), this would generate 13 affordable units (12.5 units is rounded to 13) – the same number as in the current proposal, but in a building only 6 stories high and with significantly larger setbacks on all sides.

With 20 foot side and rear yards, this would also result in a project which provides at least some ground level landscaped and usable open space, where currently the project provides none.

Sustainability

Finally, the PEL application is very vague as to the sustainability features of the proposed development. The MHFA “Sustainable Development Criteria Scorecard” within the application asks whether the project will promote clean energy, such as by using renewable energy sources, or solar access. While the response to this question is “yes”, the required explanation as to how this goal is met is not provided. This project should be designed to be fossil-fuel free, using the criteria established by the Town’s ongoing initiatives to encourage FFF design.

83 Longwood Avenue Brookline, MA

Site Approval Application

Presented To: Town of Brookline Select Board

January 19, 2021

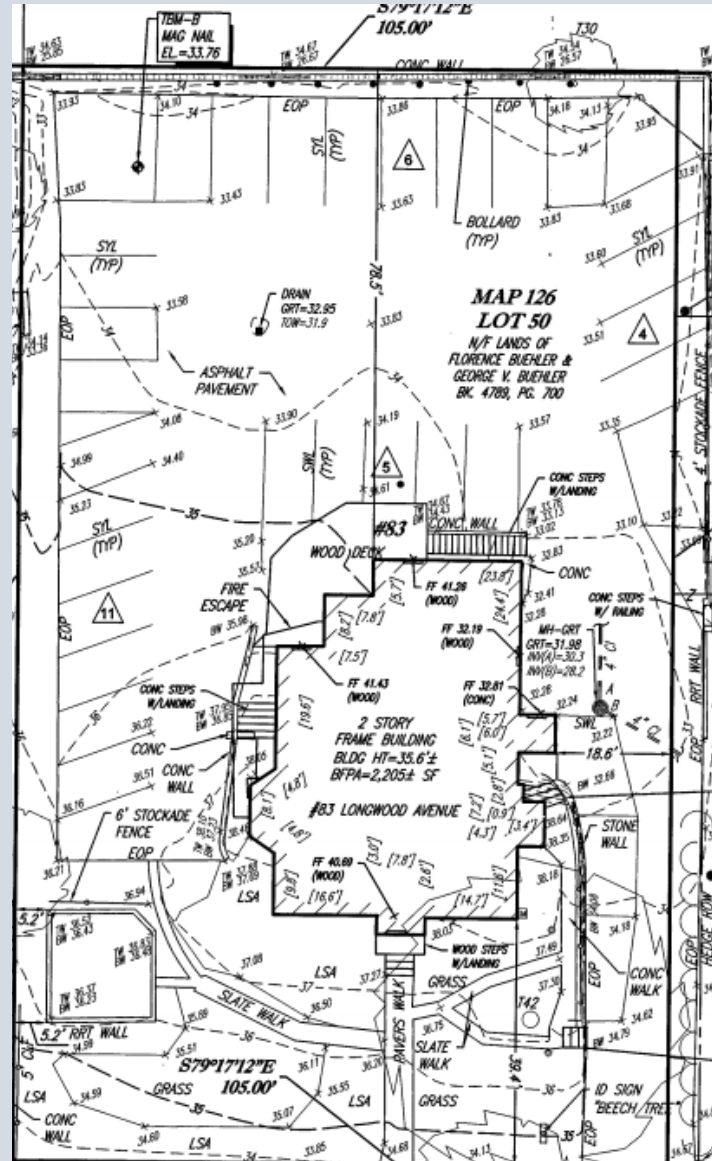
11.A. Local Map



11.A.
Tax & Zoning Map



11.A. Survey

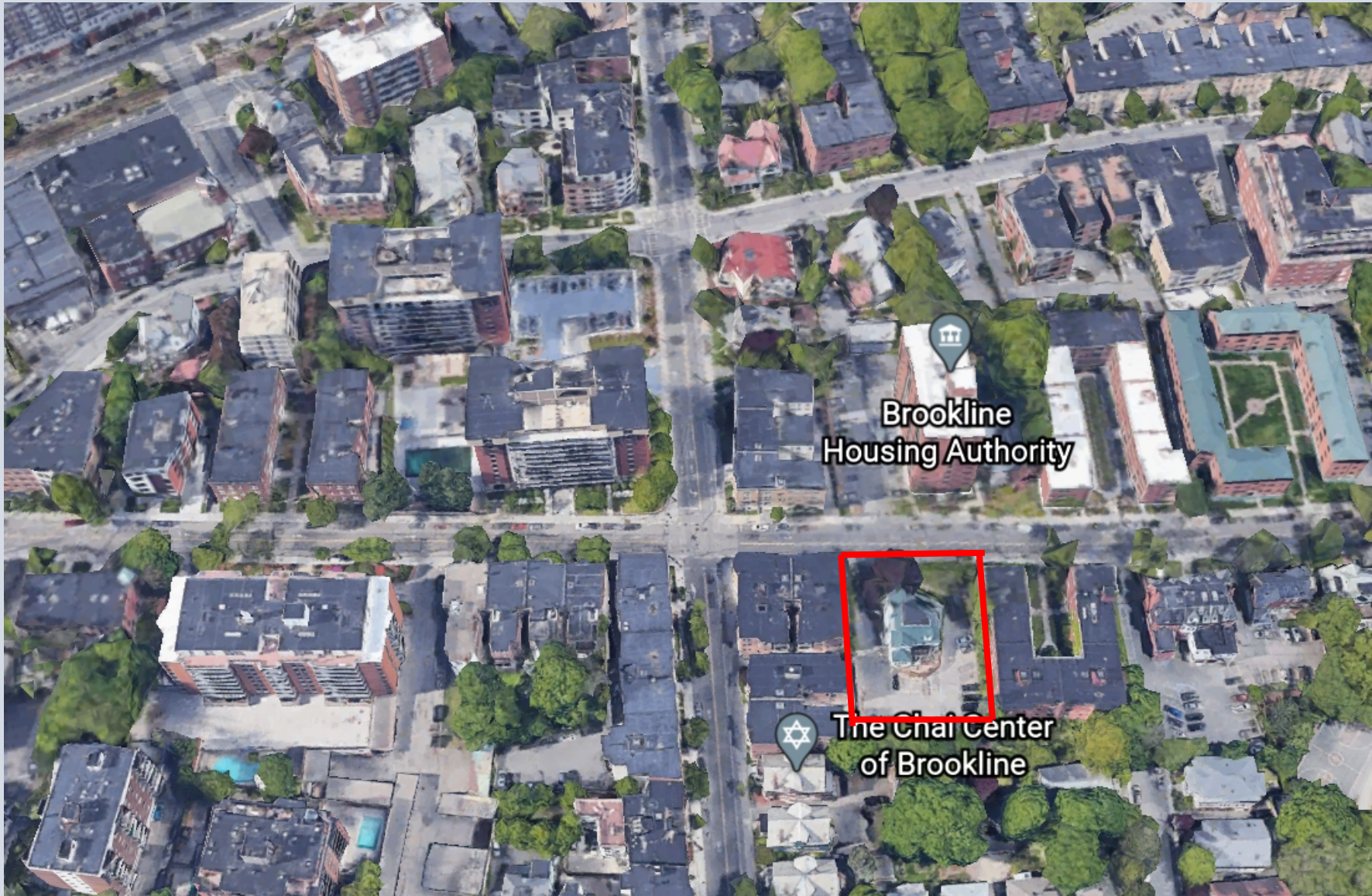


18,370 SF / .42 Acres

11.A. North View



11.A. South View



11.A East View



11.A. West View



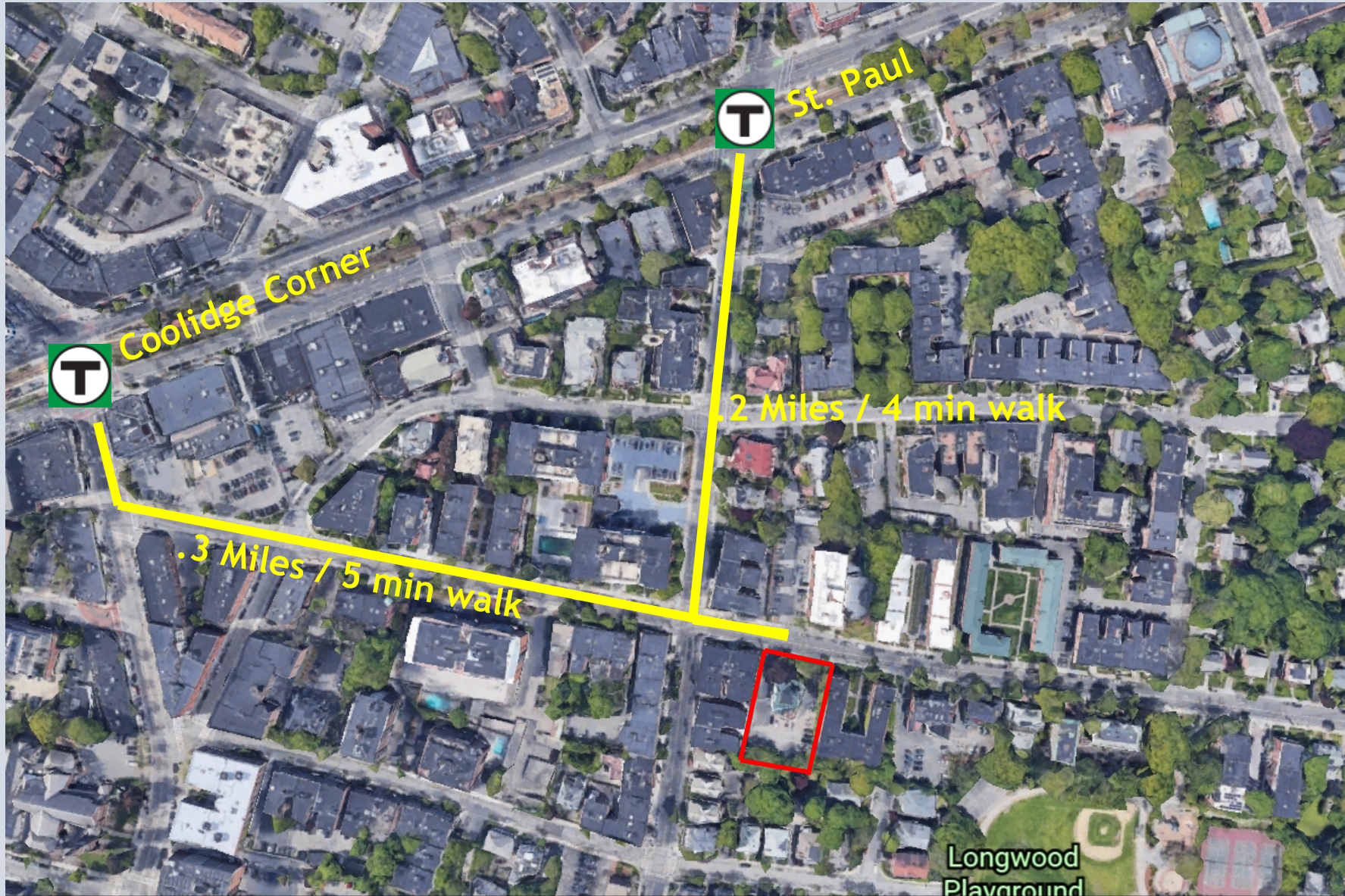
83 Longwood Ave Brookline

11.A Aerial View



83 Longwood Ave Brookline

11.A.
Distances to MBTA



83 Longwood Ave Brookline

11.A.

Distance to Longwood Medical Area



11.A.
Public Transportation



11.A.
Street View - Walking East



11.A.
Street View - Walking West



11.A.
Street View



83 Longwood Ave Brookline

11.A. Street View

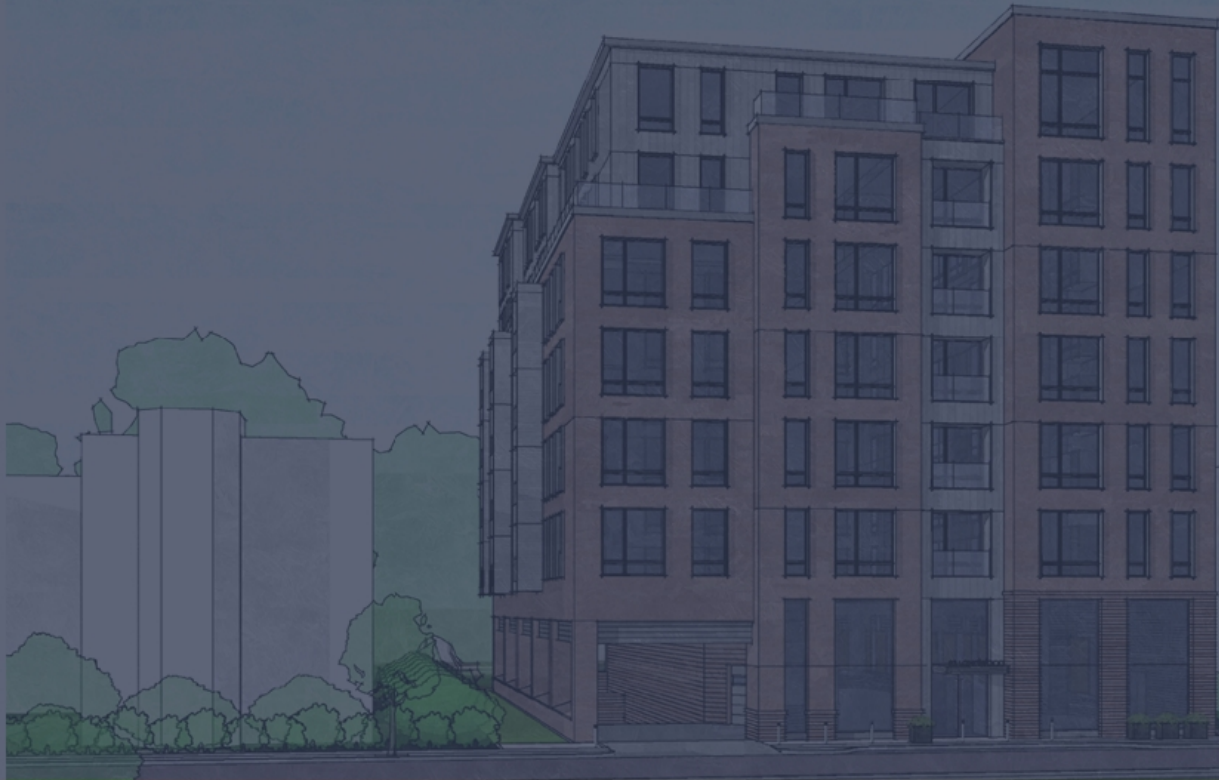


83 Longwood Ave Brookline

11.A. Street View

PROJECT HIGHLIGHTS

- 64 units (13 Affordable @ 50% AMI)
- 1, 2 & 3 Bedroom apartments (10% 3 bed)
- 98 parking spaces & 64+ bicycle parking Spaces
- Amenity spaces for residents



11.A.

Thank you

FW: COVID 19 is a Town Wide Crisis: #83 Longwood 1-19-2021 Site Hearing & The role of air pollution (PM and NO 2) in COVID-19 spread and lethality, etc.

Melvin Kleckner <mkleckner@brooklinema.gov>

Tue 1/19/2021 9:41 AM

To: Devon Fields <dfields@brooklinema.gov>

Cc: Alison Steinfeld <asteinfeld@brooklinema.gov>

Please include this in the materials for this evening's hearing.

From: Karen Voght [mailto:kv@karenvoght.com]

Sent: Tuesday, January 19, 2021 7:59 AM

To: Melvin Kleckner

Subject: COVID 19 is a Town Wide Crisis: #83 Longwood 1-19-2021 Site Hearing & The role of air pollution (PM and NO 2) in COVID-19 spread and lethality, etc.

To: Town Administrator Mel Kleckner

Hello Mel,

May I request that you circulate this email to the Board of Selectman for tonight's hearing re: #83 Longwood Avenues' 40B Site Proposal. As I am extremely concerned about the need for continuity of all Town Boards during the Covid-19 Crisis, I appreciate your interest in the Town's well-being, and believe it is most important to share with all.

To: Board of Selectman, Town of Brookline

RE: 83 Longwood Ave. 40B Site Hearing, 1-19-2021

#83 Longwood's Construction project for 7 stories and 98 underground parking spaces will require major excavation for construction. In light of growing causal connectivity between the spread of Covid-19 and Air Pollution (Particulate Matter), **the Town of Brookline may importantly need to reconsider such permits, and monitoring requirements, for the safety of the Town as a whole, including schools, and not just neighborhood abutter's of such projects.**

In light of the continually expanding Covid-19 Crises, Town Leaders and Boards must serious take immediate action regarding the following:

- 1) Implement a temporary **Covid-19 Excavation Moratorium**
- 2) As a majority of rental-construction proposals in the past year have include the benefit of Public Transportation in their site plans, the vast reduction in T-line transport during Covid-19 may require the Town Board to revisit the reality of such site plan logistics.

There are a growing assortment of available research articles available regarding Air Pollutions (Particulate Matter) for both pre and post Covid-19 shutdowns. The following are just a few.

- **The summary at the end of this article states:** <https://earth.org/air-pollution-exacerbating-the-spread-of-covid-19/>

*Local governments should focus on mitigating air pollution to address the urgent issue of deaths caused by COVID-19, rather than aspire towards eliminating air pollution altogether. The positive effects of localised lockdown regulations in alleviating air pollution can be a blueprint towards this end. Without invoking a national mandate, discriminative regulations should be introduced that focus on areas more severely affected by COVID-19 or air pollution. Measures could include designating times for motor vehicle use, reducing smoke from agricultural and waste burning around cities, **and pausing activities which create dust plumes such as construction** while expanding public sanitation services and related employment to keep streets cleaner.*

During the Covid-19 crisis, it is highly recommended that homes periodically open windows to let in fresh air. Will the proposed 83 Longwood Project, so close to many apartment and condo units, spread air pollution into their windows? Will current building ventilation systems handle such added dust pollution?

Why monitor NO₂ and PM at construction sites: <https://www.aeroqual.com/why-monitor-no2-and-pm-at-construction-sites>

Particulate Matter (PM 2.5) At Construction Site: A Review

<https://www.ijrte.org/wp-content/uploads/papers/v8i1C2/A10430581C219.pdf>
www.mdpi.com › pdf.

-

Sincerely,

Karen Voght

60 Longwood Ave, Brookline, MA

Voted: To request the Town Clerk to place the following questions on the May 2021 Annual Town Election Ballot pursuant to the action taken on warrant articles 12 and 19 at the November 2020 Special Town Meeting:

First: Shall this town accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

[Draft Summary in accordance with G.L. c. 44B below - Please Review]

Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act ("Act"), establishes a dedicated funding source to enable cities and towns to (1) acquire open space, including land for park and recreational uses, wetlands, farm land, forests, marshes, scenic areas, wildlife preserves and other conservation areas, (2) acquire and restore historic buildings and sites, and (3) create affordable housing.

If approved, the funding source for eligible community preservation purposes will be a surcharge of 1% on the annual property tax assessed on real property in the Town of Brookline commencing in fiscal year 2022 and annual distributions made by the state from a trust fund created by the Act. Property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in the Town of Brookline, as defined in Section 2 of the Act, will be exempt from the surcharge.

A Community Preservation Committee will be established by by-law to study community preservation resources, possibilities and needs, and to make annual recommendations to town meeting on spending the funds. At least 10% of the funds for each fiscal year will be spent or reserved for later spending on each of the Act's three community preservation purposes: (1) open space, (2) historic resources and (3) affordable housing.



TOWN of BROOKLINE
Massachusetts

PATRICK JOSEPH WARD
Town Clerk

LINDA G. GOLBURGH
Assistant Town Clerk

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445
617-730-2010
FAX: 617-730-2043

January 4, 2021

To: Bernard Greene, Chair of the Select Board

From: Linda G Golburgh, Assistant Town Clerk *LG*

Subject: November 2020 Special Town Meeting Votes to be placed on the May 2021
Annual Town Election Ballot

Please find attached Articles 12 and 19 of the November 2020 Special Town Meeting
that shall be placed on the May 2021 Annual Town Election Ballot

CC Melvin Kleckner, Town Administrator

*A True Copy
Attest*

Linda G Golburgh

Assistant Town Clerk
Brookline

ARTICLE 12

Submitted by: Land Bank Study Committee, Heather Hamilton, Chair

Enable the Town to Accept the Community Preservation Act

To see if the Town will enact the following:

The Town hereby accepts Sections 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, the acquisition, creation, preservation and support of community housing, and the rehabilitation and restoration of such open space and community housing that is acquired or created as provided under said Act; that the amount of such surcharge on real property shall be 1.0% of the annual real estate tax levy against real property commencing in fiscal year 2022; and that the Town hereby accepts the following exemption from such surcharge permitted under Section 3(e) of said Act: property owned and occupied as a domicile by any person who would qualify for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act.

Or act on anything thereto.

Presented by Heather Hamilton

Motioned by Ms. Hamilton, Seconded by Ms. Stampfer.

Speakers: Heather Hamilton (Study Committee/SB), Linda Pehlke (TMM2/Land Bank Study Committee), Claire Stampfer (AC), Elston Elperin (Preservation Commission), Mariah Nobrega (TMM4/CDICR), Steven Heikin (Planning Board), Naomi Sweitzer (TMM10-yield), Anita Johnson (TMM8/Greenspace Alliance)

VOTED: That the Town enact the following:

The Town hereby accepts Sections 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, the acquisition, creation, preservation and support of community housing, and the rehabilitation and restoration of such open space and community housing that is acquired or created as provided under said Act; that the amount of such surcharge on real property shall be 1.0% of the annual real estate tax levy against real property commencing in fiscal year 2022; and that the Town hereby accepts the following exemption from such surcharge permitted under Section 3(e) of said Act: property owned and occupied as a domicile by any person who would qualify for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act.

- Vote: **APPROVED**

▪ Aye:	209	No:	7	Abstained:	6
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ARTICLE 19

Submitted by: Select Board

To see if the Town will vote to have its elected Town Clerk become an appointed Town Clerk as provided in M.G.L. c. 41, s. 1B or take any other action relative thereto.

Motioned by Mr. VanScoyac, Seconded by Mr. Friedman

Presented by John VanScoyac (SB)

Speakers: John VanScoyac (SB), Tommy Vitolo (AL/State Rep), Harry Bohrs (Committee of Town Organization and Structure), Rebecca Stone (P3), Harry Friedman (AC), Gary Jones (P3), Scott Ananian (P10), Jennifer Goldsmith (TMM11), Nicole McClelland (TMM11), Nancy Daly (P12), Neil Gordon (TMM1/AC)

VOTE to Terminate Debate: APPROVED

• Aye: 164 No: 59 Abstained: 8

VOTED: To have the Town's elected Town Clerk become an appointed Town Clerk as provided in M.G.L. c. 41, s. 1B, with the following question to be placed on the ballot at the May 2021 annual town election and said office of Town Clerk to become appointed if a majority of votes cast in answer to such question is in the affirmative:

Shall the town vote to have its elected Town Clerk become an appointed Town Clerk of the town? Yes No

• **APPROVED** Aye: 146 No: 80 Abstained: 4

13.A.



TOWN of BROOKLINE
Massachusetts

PATRICK JOSEPH WARD
Town Clerk

LINDA G. GOLBURGH
Assistant Town Clerk

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445
617-730-2010
FAX: 617-730-2043

January 4, 2021

To: Bernard Greene, Chair of the Select Board

From: Linda G Golburgh, Assistant Town Clerk *LGG*

Subject: November 2020 Special Town Meeting Votes to Petition the
General Court

Please find attached Articles 13 and 39 of the November 2020 Special
Town Meeting that request the Select Board to petition the General Court
for adoption.

CC Melvin Kleckner, Town Administrator

A True Copy
Attest

Linda G. Golburgh

Assistant Town Clerk
Brookline

ARTICLE 13
Supplement 1

Submitted by: Moderator's Committee on Elderly Tax Relief

To see if the Town will authorize and empower the Select Board to file a petition, in substantially the following form, with the General Court for a special act authorizing the Town of Brookline to establish a means-tested senior citizen property tax exemption similar to the Town of Sudbury's Means-Tested Senior Citizen Tax Exemption but which is restricted to qualifying seniors who do not also qualify for the Town of Brookline's Senior Tax Deferral Program.

AN ACT AUTHORIZING THE TOWN OF BROOKLINE TO ESTABLISH A MEANS-TESTED SENIOR CITIZEN PROPERTY TAX EXEMPTION

Motioned by Ms. Granoff, Seconded by Mr. Bohrs

Presented by Susan Granoff, Moderators Committee on Elderly Tax Relief (MC)

Speakers: Susan Granoff (MC/P7), Nancy Heller (SB), Harry Bohrs (AC), John VanScoyoc (SB), Robert Lepson (TTM9/MC), Michael Toffel P8, Rebecca Stone (P3/Chair Brookline Commission for Women), Judith Vanderkay (PACS Board/P9), Mark Levy (TMM7), Daniel Stone (P10), Janice Kahn (TMM15), David Gacioch (P13)-question, Marissa Vogt (TMM4)- question, Raul Fernandez (SB), Susan Roberts (P2),

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. With respect to each qualifying parcel of real property classified as Class one, residential in the town of Brookline, there shall be an exemption from the property tax equal to the total amount of the tax that would otherwise be assessed without this exemption less the sum of (i) 10 percent of the total annual qualifying income for purposes of the state's "circuit breaker" credit income tax credit under subsection (k) of section 6 of chapter 62 and (ii) the amount of the state's "circuit breaker" credit the applicant was eligible to receive in the year prior to the application being filed. The percentage of total annual qualifying income may be raised by section 3. In no event shall this exemption reduce property taxes by more than 50 percent of the property taxes due after the application of the town's residential exemption. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, "parcel" shall be a unit of real property as defined by the assessors under the deed of the property and shall include a condominium unit.

SECTION 2. The board of assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. Real property shall qualify for the exemption under section 1 if all of the following criteria are met:

2. the qualifying real property is owned and occupied by a person whose prior year's income would make the person eligible for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws;

3. the qualifying real property is owned by a single applicant age 65 or older at the close of the previous year or jointly by persons either of whom is age 65 or above at the close of the previous year and if the joint applicant is 60 years of age or older;

13.A.

SECTION 7. No exemption shall be granted under this act until the department of revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

SECTION 8. The Board of Assessors shall report back to Town Meeting and provide an assessment of the program established by the act after it has been in operation in the town for twenty-four months.

The General Court may make such amendments as are within the scope of the general public objectives of this petition. Or act on anything relative thereto.

VOTE to Terminate Debate: APPROVED

▪ Aye: 158 No: 56 Abstained: 15

VOTE for Article 13 Supplement 1

▪ **APPROVED** Aye: 182 No: 35 Abstained: 12

ARTICLE 39**Supplement 1**

Submitted by the Advisory Committee

To see if the Town will vote to authorize and empower the Select Board to file a petition with the Massachusetts General Court for special legislation, as set forth below, to: (1) ratify the adoption, at the Fall 2019 Special Town Meeting under Warrant Article 21, an amendment to the Town's General By-Laws inserting Article 8.39 entitled "Prohibition on New Fossil Fuel Infrastructure in Certain Construction;" (2) authorize the Town to adopt and further amend general or zoning by-laws that regulate natural gas infrastructure; and (3) authorize the Building Commissioner to administer such by-laws, including through the withholding of building permits; provided, however, that the General Court may make clerical or editorial changes of form only to the special legislation, unless the Select Board approves amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve such amendments that are within the scope of the objectives of this petition:

AN ACT AUTHORIZING THE TOWN OF BROOKLINE TO ADOPT AND ENFORCE LOCAL REGULATIONS RESTRICTING NEW FOSSIL FUEL INFRASTRUCTURE IN CERTAIN CONSTRUCTION

Be it enacted as follows:

SECTION 1. Article 8.39 of the Town of Brookline's General By-laws, entitled "Prohibition on New Fossil Fuel Infrastructure in Certain Construction," is hereby ratified as adopted pursuant to Warrant Article 21 of the Town's Fall 2019 Special Town Meeting, and shall be in full force and effect as of the effective date of this act.

SECTION 2. Notwithstanding chapter 164 of the General Laws, section 13 of chapter 142 of the General Laws, the State Building Code, or any other general or special law or regulation to the contrary, the town of Brookline is hereby authorized to adopt and further amend general or zoning by-laws that restrict new construction or major renovation projects that do not qualify as fossil-fuel-free, as defined in section 4 of this act.

SECTION 3. Notwithstanding section 7 of chapter 40A of the General Laws, or any other general or special law or regulation to the contrary, the Building Commissioner of the town of Brookline, or any designee thereof, shall be authorized to enforce restrictions on new construction and major renovation projects that do not qualify as fossil-fuel-free, as defined in section 4 of this act, including through the withholding of building permits.

SECTION 4. As used in this act, the term "fossil-fuel-free" shall refer to construction or renovation that results in an entire building or an entire condominium unit that does not utilize coal, oil, natural gas or other fossil fuels in support of its operation.

SECTION 5. This act shall take effect upon its passage.

Or to take any other action in relation thereto.

Motioned by Mr. Ridruejo, and duly Seconded by Ms. Cunningham

Online Form Submittal: Board/Commission Application Form

notifications@brooklinema.gov <notifications@brooklinema.gov>

Fri 11/27/2020 2:33 PM

To: Devon Fields <dfields@brooklinema.gov>; Ben Vivante <bvivante@brooklinema.gov>

Board/Commission Application Form

Please use this form to apply for one of the [open Board/Commission positions](#). We welcome your application and will respond to you quickly.

Name	Bishnu Tamang
Address	[REDACTED]
Home Phone	[REDACTED]
Work Phone	Field not completed.
Email	[REDACTED]
Application for specific Board/Commission?	Diversity and inclusion commissions
What type of experience can you offer this Board/Commission?	Community Outreach, organizing program/activities, serve the diverse people of Brookline approaching them ,listening their needs and creating space for everyone.
What type of issue would you like to see this Board/Commission address?	Race and racism, inclusions, Language, bringing harmony in all
Are you involved in any other Town activities?	I am involved with a nonprofit organization called https://www.womenthrivingma.org/ Women Thriving Inc.,and currently serving as board member. I do community outreach, liaison.
Do you have time constraints that would limit your ability to attend one to two meetings a month?	No
IF RELEVANT, YOU CAN ATTACH OTHER MATERIALS (RESUME, NEWSPAPER, MAGAZINE, OR JOURNAL ARTICLE, ETC.)	Field not completed.

Email not displaying correctly? [View it in your browser.](#)



Commission for Diversity, Inclusion, and Community Relations

(As of January 2021)

Membership:

Joan Lancourt, Chair	Term expires 2021
Mariah Nobrega	Term expires 2021
Eloise Lawrence	Term expires 2021

Vacancy **Term expires 2021**

John Malcolm Cawuthorne	Term expires 2022
Jessica Chicco	Term expires 2022
Steben Laduzinski	Term expires 2022
Malcolm Doldron	Term expires 2022
Irving Allen	Term expires 2022
Kea van der Ziel	Term expires 2023
Bob Lepson	Term expires, 2023
Samuel Batchelder	Term expires 2023
Rezaul Haque	Term expires 2023

Vacancy **Term expires 2023**

Raul Fernandez	Select Board Representative
Susan Federspiel	School Liaison
Casey Hatchett	Police Liaison
Emre Muftu	Student Liaison (2.11.2020)

Bishnu Tamang interviews for appointment 1.12.21

Ihssane Leckey interviews for appointment 1.19.21

Jonathan Lau interviews for appointment 1.19.21